



NELSON COUNTY PLANNING COMMISSION

Meeting Agenda

January 24th, 2024

General District Courtroom, 3rd Floor, Nelson County Courthouse, Lovingson

- **7:00 – Meeting Convenes / Call to Order**
- **Officer Elections**
- **Adoption of 2024 Schedule**
- **2023 Annual Report**
- **Review of Meeting Minutes:**
 - **June 29th, 2023 – Joint PC/BOS Worksession**
 - **September 28th, 2023 – Joint PC/BOS Worksession**
 - **October 25th, 2023 – Planning Commission**
- **Presentation: Wild Rose Solar Project**
- **Public Hearings**
 1. **Special Use Permit #1085 – Campground (2 sites)**
 2. **Special Use Permit #1101 – Amendment to Approved Condition of SUP #716**
- **Discussion of Draft Comprehensive Plan 2042 (Public Hearing scheduled for January 31, 2024)**
- **Other Business**
- **Board of Supervisors Report**
- **Next Regularly Scheduled Meeting: February 28th, 2024**

2024 Schedule

JANUARY						
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 BZA submittal deadline
 BZA Meeting

 PC application deadline
 PC Meeting

 BOS Meeting
 Holiday

 PC Preapplication meeting with staff deadline



In 2023 the Planning and Zoning department processed the following administrative permits:



Planning Commission 2023 activities

- 1. Special Use Permit #830 – Campground – Bell – Withdrawn**
- 2. Special Use Permit #838 – Automobile Graveyard – Carpenter – PC for approval (6-0) – BOS approved (4-1)**
- 3. Special Use Permit #849 – Multifamily Dwelling – Mannino - PC for approval (6-0) – BOS approved (5-0)**
- 4. Special Use Permit #867 – Restaurant – Hodson - PC for approval (5-0) – BOS approved (4-0)**
- 5. Special Use Permit #898 – Vacation House – Ealy – PC for approval (5-0) – BOS approved (4-0)**
- 6. Special Use Permit #899 – Outdoor Entertainment Venue – Morse – PC for approval (5-0) – BOS approved (4-0)**
- 7. Special Use Permit #927 – Single Family Dwelling – McFadden - PC for approval (5-0) – BOS approved (4-0)**
- 8. Special Use Permit #928 – Brewery – Ebrahimi – PC for approval (5-0) – BOS approved (4-0)**
- 9. Special Use Permit #934 – Vacation House – Boyer – PC for approval (4-0) – BOS approved (4-0)**
- 10. Special Use Permit #986 – Outdoor Entertainment Venue – Groves – PC for approval (4-1) – BOS approved (4-0)**
- 11. Special Use Permit #998 – Vacation House – Rush – PC failed to make recommendation – BOS denied (4-0)**
- 12. Special Use Permit #1005 – Campground – Hoge – PC for approval (6-0) – BOS approved (4-0)**
- 13. Special Use Permit #1022 – Multifamily Dwelling – Byers – Withdrawn**
- 14. Special Use Permit #1044 – Campground – Fitzgerald – PC for approval (5-1) – BOS pending**
- 15. Special Use Permit #1050 – Campground – Bowman – PC for denial (6-0) – BOS denied (4-1)**
- 16. Special Use Permit #1085 – Campground – Kahle - Pending**
- 17. Special Use Permit #1101 – Multifamily Dwelling – Teasley – Pending**
- 18. Rezoning #837 – A-1 to M-2 – Esh – PC for approval (6-0) – BOS approved (5-0)**
- 19. Rezoning #850 – Multifamily Dwelling – Mannino - PC for approval (6-0) – BOS approved (5-0)**
- 20. Rezoning #938 – A-1 to M-2 – Schultz – PC for denial (5-0) - Withdrawn**
- 21. Rezoning #1021 – R-/A-1 to B-1 – Byers – Withdrawn**

Planning and Zoning Staff

Director: Dylan Bishop

434-263-7091 – dbishop@nelsoncounty.org

Planner: Emily Hjulstrom

434-263-7092 – ehjulstrom@nelsoncounty.org

In 2023 staff processed a total of 265 zoning approvals, site plans, violations, tower amendments, and plats. This includes all permits shown in the 2023 Administrative Approvals graphic.

In 2023, Nelson County continued and began finalizing the process of updating the Comprehensive Plan and subsequent Zoning and Subdivision Ordinances. The Comprehensive Plan is planned to be adopted soon and Zoning and Subdivision Ordinance changes will follow.

Mary Kathryn Allen (South District)
Chair of Planning Commission
434-933-4650

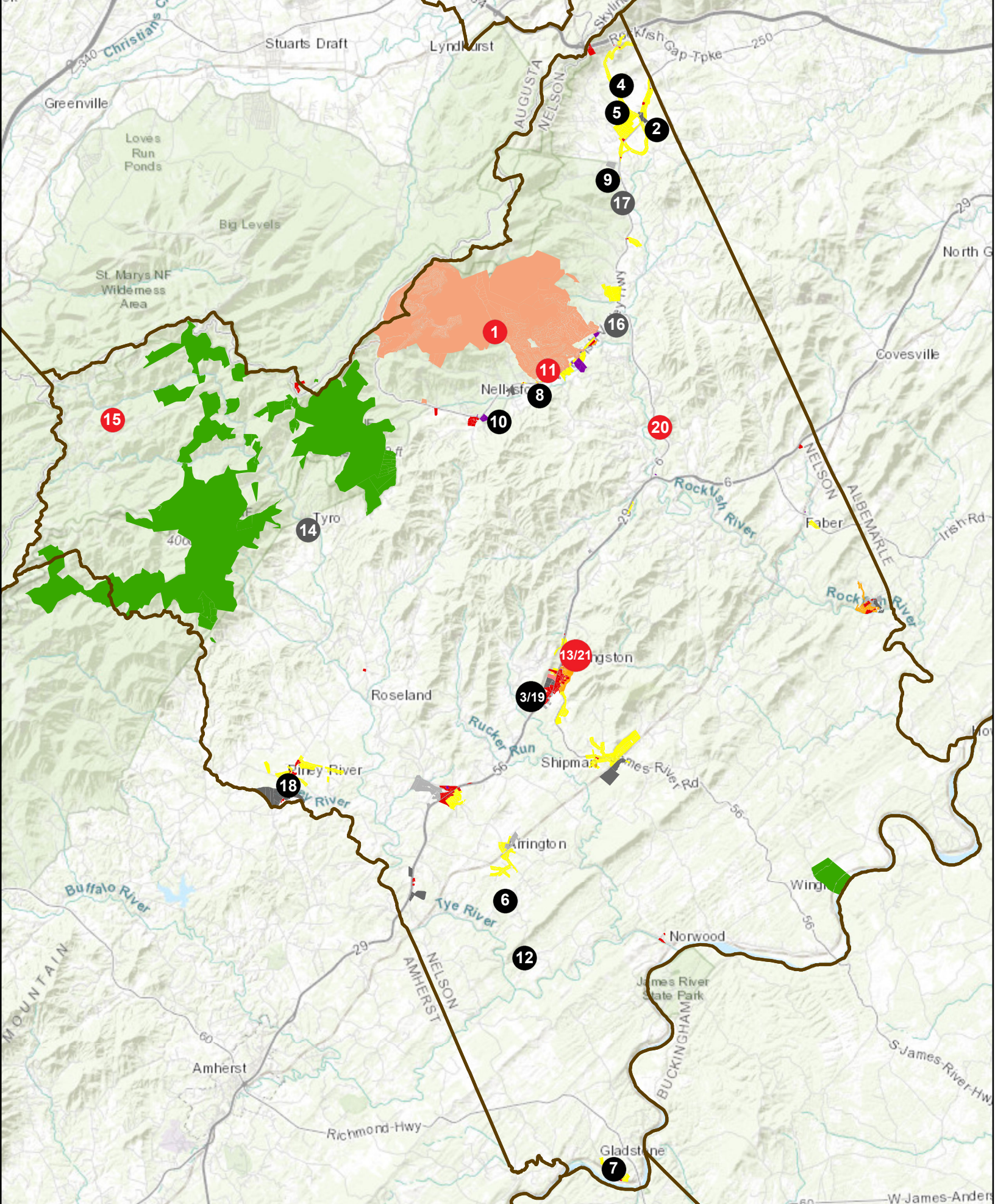
Robin Hauschner (Central District)
434-989-8899

Michael Harman (West District)
434-277-5016

Philippa Proulx (North District)
540-456-6849

Charles Amante (East District)
703-269-8586

Ernie Reed (Central District)
Board of Supervisors Representative
434-249-8330





Nelson County Joint Planning Commission/Board of Supervisors
Meeting Minutes
June 29th, 2023

Present: Board of Supervisors: Jesse Rutherford, Skip Barton, Tommy Harvey, David Parr, and Ernie Reed - Planning Commission: Chair Mary Kathryn Allen and Commissioners Chuck Amante, Phil Proulx and Robin Hauschner

Staff Present: County Administrator Candy McGarry and Deputy Clerk Amanda Spivey - Dylan Bishop, Director and Emily Hjulstrom, Planner/Secretary

Call to Order: Mr. Rutherford and Ms. Allen called the meeting to order at 6:03 PM in the Old Board of Supervisors Meeting Room, County Courthouse, Lovingston.

Mr. Rutherford noted that the Board is working diligently on legislation in relation to the loss of life of an officer in the line of duty. He explained that Officer Wagner is a hero and was recently lost in the line of duty.

Ms. Redfearn presented the following information:

NELSON COUNTY, VA

Comprehensive Plan Update



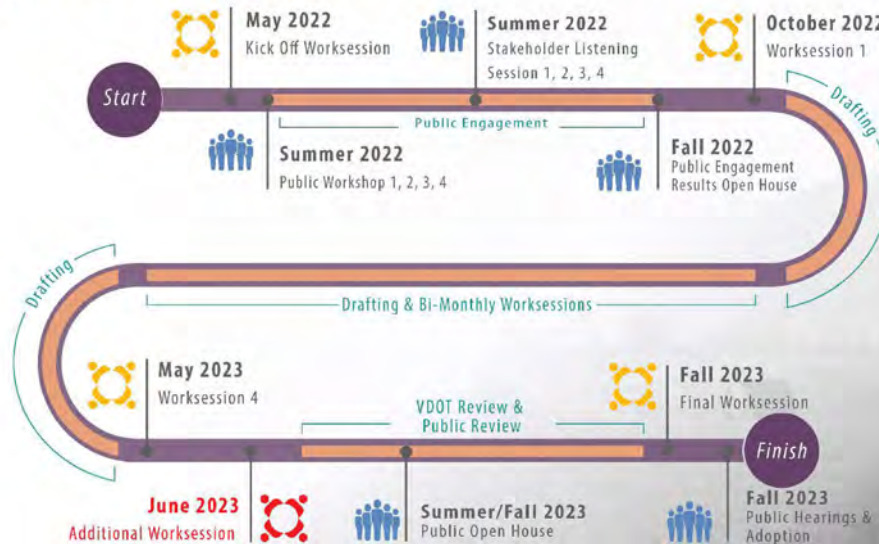
Joint Worksession #5 | June 29, 2023



Meeting Objectives

1. Schedule & Progress Update
2. Review Edited Chapter 3 – Land Use
3. Review Chapter 4 – Transportation
4. Review Implementation Matrix
5. Review Compiled Plan
6. Next Steps – Select Open House & Meeting Dates

Project Schedule



Meetings & Events

- Review by VDOT August (90 Days)**
 - VDOT will review plan for Compliance with State Code & VDOT Requirements
- Public Open House (Date TBD)**
 - Open House to Present the Draft Plan to County Citizens & Stakeholders
 - Receive Comments & Answer Questions on the Draft Plan
- Final Joint Worksession with BOS & PC (Date TBD)**
 - Review VDOT Comments
 - Review Public Comments
 - Make Final Edits to Plan
- Joint Public Hearing & Adoption (Date TBD)**
 - BOS & PC to Hear Public Comments
 - PC to Consider Recommendation of Adoption
 - BOS to Consider Adoption

Ms. Redfearn added that VDOT will have 90 days to complete their review after they receive the draft plan. She added that the open house is a chance to invite the community as a whole to review the draft plan, ask questions, and provide comments. She added that it looks like they will see final approval of the plan in October or November.

Ms. Allen asked about the format of the open house. Ms. Redfearn explained that it would be similar to the public input meeting with informational posters, a presentation, and an opportunity for questions from the public. Mr. Reed asked if a draft would be available for the public to view before the open house. Ms. Redfearn noted that it would be available on the website and that the comment tracker is still open where they expect to receive more comments.



Ms. Redfearn explained that they have made edits to chapters 3 & 9.

Chapter 3

Ms. Redfearn noted that one of the major differences is that the chapter is now in a layout and no longer a Word document. She added that they did some minor reorganization of the chapter itself. She explained that they have identified key strategies that address the concerns from the big ideas that were heard from the community throughout the public engagement process. She added that the existing conditions portion of the chapter was slightly reorganized as well. She noted that on the land use map they broke out Lovingsston, Nellysford, and Colleen as separate land use areas and added Arrington as a rural village.

Mr. Reed noted that strategy 6 didn't necessarily support environmental resources and that the community ranked protecting environmental resources as the top focus area for Nelson County's future. He explained that there should be a key strategy that speaks to the preservation of environmental resources. He added that on page 30 there should be clarification that the only permanently protected lands are the Priest and Three Ridges wilderness areas. He explained that the word permanent as it is currently used is not appropriate. Ms. Redfearn confirmed that they would remove the word

'permanently' from the text. Mr. Reed added that on page 34 the second bullet mentions industrial and he questioned whether that was appropriate. It was decided to change 'industrial enterprises' to 'business enterprises. Mr. Reed questioned why there were no supporting strategies on pages 38 and 39. Ms. Redfearn explained that they didn't feel that they were at the point where they are able to identify them. She added that the strategies included in each chapter and in the implementation plan could be applied to each of the land use areas to give staff a clear correlation between the Comprehensive Plan and the land use designations.

Ms. Allen asked where the definition for 'rural destination' was. Ms. Redfearn noted that the description and core concept are on page 40. Ms. Allen asked why they are putting money into the Gladstone Depot if they are not going to try to make it a destination. Ms. Redfearn explained that Gladstone is identified as a 'rural village' and that a 'rural destination' is at a lower level of investment for the county. Ms. Redfearn explained that locations like Montebello and Rockfish are 'rural destinations' that people are interested in visiting but that are not places where the county is going to be investing a lot of infrastructure for people to live there full time.

Mr. Reed noted that he liked the discussion of villages and centers. He noted that he would like to add mention of the community centers.

Mr. Reed noted that on page 44 it reads 'water and sewer service has supported the development of several large scale residential developments, some associated with Wintergreen Resort.' He explained that in Nellysford water and sewer is provided by a private entity. He added that they should include this distinction in the plan and indicate that the water and sewer service is limited.

Ms. Redfearn noted that at the last meeting, they discussed separating Lovingston and Nellysford due to differences in character and the type of investment that the community wants to see. She added that she wants to ensure that the language on page 44 reflects this accurately.

Ms. Bishop noted that the term 'Urban Development Area' is VDOT language but that she knows that other localities have been able to call it something else. She asked if they could change the language in the plan. Ms. Redfearn explained that 'Urban Development Area' is used so that it would refer to the VDOT designation, allowing the county to access funds associated with it. She added that they could add a note to explain this. Ms. Proulx added that if they could remove the word 'urban' it would help the public accept it. She noted that in Amherst it is referred to as a 'Town Development Area'. Ms. Redfearn explained that state code uses the term 'Urban Development Area', she explained that they could find another way to describe what they are talking about. Ms. Proulx explained that Amherst using the term 'Town Development Area' satisfied the state code. Ms. Bishop explained that they are not designating it as an 'Urban Development Area' in the Comprehensive Plan but that they would reference the state code that utilizes 'Urban Development Area.' Ms. Redfearn noted that they could add in the description that Nellysford could be designated per VDOT's program and that 'Urban Development Area' would only be used in the footnote.

Ms. Bishop asked if the designated growth areas would be identified in this chapter. Ms. Redfearn noted that they would need to review the plan to ensure that the language is consistent.

Ms. McGarry noted that page 43 specifically mentions Lockn' music festival as a regularly occurring event but that it hasn't occurred for the past few years. Ms. Allen recommended that they could reference that they have festival grounds in the area that can host large events. Ms. McGarry noted that on page 36 they would need to find another term for the community centers listed. She added that she had some additional comments on page 32 that she would send to the Berkley Group later. Ms. Redfearn noted that the table on that page (3.1) has been moved to the existing conditions section so that it is not interpreted as expectations for the future of the county. Ms. Allen noted that on page 36 the Core Concept was a very long sentence and something was missing from it. Ms. Redfearn noted that they would correct it. Ms. Allen asked if they wanted to replace 'industrial' on page 32 with 'business.' Ms. Bishop noted that it was referencing an existing industrial park and that it should remain.

Mr. Reed pointed out that page 30 noted 'preserving land of high ecological value' but that 'protected lands' did not necessarily capture that due to corridors, buffers, biodiversity areas, etc. He added that they were development constraints that were not supported by the text. Ms. Redfearn noted that they could add this under 'protected lands' or under its own subheading. Mr. Reed explained that these categories are all determined to be some form of protected land. Ms. Redfearn explained that they used the Natural Heritage data set to generate some of the conservation values. Mr. Reed added that the forest conservation areas done by DEQ and The Nature Conservancy are significant. He noted that there was a suggestion from the public to include this map.

Chapter 4

Ms. Redfearn explained that they made a few editorial changes to Chapter 4. Ms. Bishop noted that on page 76, strategy #12 needed to be finished. She added that the strategies in Chapter 3 are inconsistently formatted with the strategies in other chapters. Mr. Reed noted that on page 59 bridges and culverts should be expanded to include multimodal transportation in areas that are designated for it. He added that page 62 should say 'limited sidewalks.' He explained that there are almost no sidewalks in Nellysford.

Ms. Allen noted that on page 58 the green and lime green are hard to distinguish from each other.

Mr. Reed noted that he wanted to add a pedestrian bridge across Route 29 to the Recommended Priority Transportation Projects on page 72. Ms. Redfearn asked if project #5 on that page should be expanded to restrict truck size and traffic on Route 151. Ms. Proulx noted that they should not add it. Mr. Reed explained that VDOT is currently doing a Route 151 study that addresses projects 3, 5, 6, 10, and 11. Mr. Barton noted that he would like to find a word that's stronger than 'consider' for project #5. Ms. Redfearn explained that they need to work with VDOT on the projects and that they couldn't use stronger language.

Ms. Bishop noted that on page 77, strategy #18 should be made consistent with the language in the rest of the plan. Mr. Hauschner noted that page 72, project #5 should address pedestrian safety, such as widening the shoulders on Route 6. Mr. Harvey questioned what would happen to trucks that need to

transport to within the county. Ms. Redfearn clarified that it is mostly thru traffic that would be restricted.

Mr. Amante asked if the map data on page 58 came from VDOT. Ms. Redfearn noted that it did. Mr. Amante explained that it is confusing that the amounts change along the route. Ms. Redfearn explained that this map is required to be in the plan. Ms. Proulx noted that the traffic changing along the route could be due to internal traffic.

Ms. Bishop noted that the Comprehensive Plan is required to be reviewed every 5 years and that there is a recommendation for the Planning Commission to review it every year.

Mr. Reed noted that in relation to strategy #17, page 77 there has been discussion of on-demand pick-ups from JAUNT.

Chapter 9

Ms. Redfearn noted that Chapter 9 is the implementation chapter, she explained that this details how the Comprehensive plan is implemented and should be considered in the annual budget and capital improvement plans. She added that review and update of the Comprehensive Plan are mandated to happen every 5 years but that annual review and update is the best practice.

Ms. Redfearn explained that each of the strategies in the matrix should align with the strategies in each of the chapters. She noted that they currently don't all align but that this will be fixed. Ms. Redfearn explained that the implementation schedule is generally broken into three categories. She explained that the categories are as follows, 1-3 years (short-term), 3-5 years (mid-term), over 5 years (long-term), and ongoing.

Ms. Redfearn explained that she would like to go through the strategies on page 180 to determine their priority level. The priorities were assigned as follows:

Chapter 3 | Shaping Community Character

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect Rural Character & the Environment	3.1	Review and update alternative energy standards to ensure the adopted standards protect rural character and the interests of the community.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance, Code of Ordinances)
	3.2	Consider the use of alternative energy on private development through special programs, such as the Code of Virginia permitted solar tax exemption for residential and commercial small-scale solar installations.	Programs and Services	Nelson County	Short	SoSmart; Nelson County (Code of Ordinances)
	3.3	Reduce or exempt permit fees for residential solar installations.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance, Code of Ordinances)
	3.4	Encourage the use of energy-efficient lighting and investigate outdoor light standards to reduce the impacts of over-lighting, glare, and light pollution.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)
	3.5	Explore changes to zoning and development provisions to update parking requirements and encourage permeable paving and other materials that promote infiltration of stormwater.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)
	3.6	Revise landscaping regulations to require the placement of shade trees in parking lots and use of native plants in all commercial and institutional landscaping.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Project Special Chapter 2 (the Environment)	3.7	Identify opportunities to connect neighborhoods and development through sidewalks, shared use paths, and trails and require such connections in new development or redevelopment proposals.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance); VDOT; Bike Virginia; USDOT Bicycle and Pedestrian Program; AASHTO Publications
	3.8	Encourage revitalization, repurposing, and rehabilitation of existing structures by promoting available resources, such as grants and tax credits, and pursuing funding to support such efforts.	Community Outreach and Education; Partnerships	Nelson County; Regional and Institutional Partners	On-Going	VMS; USDA Rural Development Division; Virginia's Historic Rehabilitation Tax Credit (HRTC) Program
	3.9	Encourage Low Impact Development practices and alternative wastewater systems in environmentally sensitive areas to ensure the preservation of water quality in the County.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning Ordinance, Code of Ordinances); TJPDC
	3.10	Continue to encourage and administer cluster subdivision regulations and incentivize their use in rural areas of the County to preserve open space and reduce the impact of development. Regularly evaluate and modify cluster subdivision regulations as need to ensure they are effective and meet County standards.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning Ordinance)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Balance of Consolidated Plans with M1 Growth	3.11	Conduct a regular review of zoning and land development codes and to ensure compatibility with the goals, objectives, and recommendations of this Plan.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning & Subdivision Ordinances)
	3.12	Evaluate land use applications for rezonings and special use permits against the criteria contained within this Plan.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning Ordinance)
	3.13	Update land use regulations to provide clear and simplified requirements that promote economic development, enable creative housing choices, and protect sensitive resources.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)
	3.14	Review the zoning ordinance, and amend it as necessary, to allow for a wider mix of use types, including accessory dwellings and mixed-use buildings.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)
	3.16	Ensure that new development complements and enhances its surroundings through proper land use, design, landscaping, and transitional buffers.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning & Subdivision Ordinances)
	3.17	Ensure that a natural transition is maintained between the Land Use Elements through careful development review.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning & Subdivision Ordinances)

Chapter 4 | Connecting People & Places

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Maintain & Improve the Existing Road Network	4.1	Continue to work with VDOT to develop, design, and implement transportation projects, including, but not limited to, SMART SCALE, Highway Safety, Bike Pedestrian Safety, and Transportation Alternatives projects.	Partnerships	Nelson County; State and Federal Agencies	On-Going	VDOT; Bike Virginia; USDOT Bicycle and Pedestrian Program
	4.2	Conduct traffic safety and speed studies throughout the County, as necessary, based on an analysis of existing traffic volume and crash statistics. Work with VDOT to address priority traffic safety issues, such as a reduction of speed limits.	Plans and Studies; Partnerships	Nelson County; State and Federal Agencies	Short/Mid	VDOT; Commonwealth Transportation Board; TJPDC
	4.3	Target safety improvements at high-crash intersections and roadway corridors.	Capital Projects	Nelson County	Short	VDOT; TJPDC
	4.4	Partner with VDOT and TJPDC to prioritize improvements to bridges and culverts with poor ratings.	Partnerships; Capital Projects	Nelson County; Regional and Institutional Partners; State and Federal Agencies	On-Going	VDOT; TJPDC
	4.5	Continue to work with VDOT and other regional partners to provide essential maintenance and expansion of vital transportation systems throughout the County.	Partnerships; Capital Projects	Nelson County; Regional and Institutional Partners; State and Federal Agencies	On-Going	VDOT; TJPDC; Neighboring Localities; Nelson County (Staff); AASHTO Publications
	4.6	Coordinate with neighboring jurisdictions, state, and regional agencies in planning and achieving an efficient and cost-effective transportation network.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	VDOT; TJPDC

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Invest in Alternative Transportation	4.7	Identify areas to construct or expand natural trails and sidewalks for pedestrian traffic.	Plans and Studies	Nelson County	Short	VDOT; Bike Virginia; USDOT Bicycle and Pedestrian Program; AASHTO Publications
	4.8	Explore opportunities to widen County roadways and introduce bicycle lanes to facilitate safe bicycle travel.	Plans and Studies; Capital Projects	Nelson County	Short/Mid	VDOT; Commonwealth Transportation Board; TJPDC
	4.9	Support regional partners in their efforts to link the Blue Ridge Tunnel Trail to regional destinations through pedestrian and bicycle infrastructure.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	VDOT; Neighboring Localities; TJPDC
	4.10	Support an expanded greenway trail network and ensure that the trail network connects to key public destinations such as parks, libraries, schools, and community centers, as well as to private developments and other trail systems, including regional trail networks.	Partnerships; Plans and Studies	Nelson County; Regional and Institutional Partner	Mid	Nelson County (Staff/BOS, Zoning & Subdivision Capital Improvement Plan, County Budget); VDOT; TJPDC
	4.11	Install EV charging stations at County-owned properties such as administrative offices, schools, and libraries.	Capital Projects	Nelson County	Short/Mid	Nelson County (Staff/BOS, Capital Improvement Plan, County budget)
	4.12	Evaluate the feasibility of installing solar panels above County-owned parking lots to provide both covered parking and clean energy infrastructure.	Plans and Studies	Nelson County	Short/Mid	Nelson County (Staff/BOS, Capital Improvement Plan, County budget)
	4.13	Work with community organizations to help facilitate the installation of EV charging stations in the County.	Partnerships	Nelson County	Short/Mid	Nelson County (Staff/BOS, Capital Improvement Plan, County budget); Community

Chapter 5 | Creating Livable Communities

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect and Improve the Existing Housing Stock	5.1	Update the definition of short-term rentals. Maintain an inventory of all short-term rentals in order to track and better understand costs and benefits. Create regulations for short-term rentals as necessary through the Zoning Ordinance and other tools that maintain a significant stock of single-family homes and long-term rentals.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/ BOS, Zoning Ordinance, Code of Ordinances, Comprehensive Plan)
	5.2	Consider allowing accessory dwelling units by right through zoning changes that can allow affordable rental options that benefit renters and homeowners.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance, Comprehensive Plan)
	5.3	Promote grant programs, provide incentives and partner with Nelson County Community Development Foundation, Habitat for Humanity, and other local organizations and businesses that facilitate investments in maintenance and rehabilitation of existing housing—as well as TJPDC septic and SERCAP—and create a vehicle for enforcement of the zoning ordinance.	Partnerships; Programs and Services	Nelson County; State and Federal Agencies; Regional and Institutional Partners; Nonprofit Organizations	On-Going	TJPDC; Virginia Housing; Virginia DHCD; Bay Aging; SERCAP; DARS

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Expanding Housing Opportunities	5.4	Create ordinances that offer a mixture of housing types and sizes integrated within the development area, including affordable and senior housing.	Regulation Updates and Enforcement	Nelson County	Short	Richmond County (Zoning Ordinance)
	5.5	Expand the types of allowable housing in appropriate areas to accommodate multi-family housing unity, such as townhouses, condominiums, and duplexes.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance and Comprehensive Plan)
	5.6	Evaluate current zoning district densities and adjust them to allow for additional housing in appropriate areas.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance and Comprehensive Plan)
	5.7	Work with developers, non-profit agencies, and community groups to preserve and increase the supply of obtainable housing.	Partnerships	Nelson County; Nonprofit	On-Going	Nonprofit/Community organizations; TJPDC; Housing Forward Virginia; DHCD
	5.8	Explore county investment in a community land trust that can create more affordable housing options.	Plans and Studies	Nelson County	Short	Nelson County (Capital Improvement Plan, County Budget); Piedmont Community Land Trust; Virginia Center for Housing Research
	5.9	Review related strategies offered in regional housing study Planning for Affordability: A Regional Approach by the Thomas Jefferson Planning District Commission.	Plans and Studies	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); TJPDC; DHCD

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Support Livable Communities	5.10	Target housing near the County's existing growth areas where public utilities are available with a range of housing types and densities.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Zoning Ordinance, Comprehensive Plan)
	5.11	Consider development impacts on public water and sewer systems when reviewing residential rezoning and special use permits.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning Ordinance, Comprehensive Plan)
	5.12	In partnership with the Nelson County Service Authority, create a water Master Plan for the County that includes current maximum build out and considers possible expansion of public water and sewer systems to support housing goals and objectives.	Plans and Studies	Nelson County; Regional and Institutional Partners	Short	Nelson County Service Authority; TJPDC
	5.13	Consider adding density bonuses and incentives to encourage affordable and senior housing options in denser developments.	Regulation Updates and Enforcement	Nelson County	Mid	Nelson County (Zoning Ordinance, Comprehensive Plan)
	5.14	Explore opportunities to implement cluster subdivision provisions within the Subdivision Ordinance.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning & Subdivision Ordinances, Comprehensive Plan)
	5.15	Protect and connect to the surrounding environment by encouraging cluster developments and green infrastructure principles for new developments.	Community Outreach and Education	Nelson County; Local Business Partners	On-Going	Nelson County (Zoning & Subdivision Ordinances, Comprehensive Plan); US EPA Green Infrastructure Resources

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Support Livable Communities	5.16	Consider conducting a neighborhood study for the village of Lovingson to identify community-based preservation, revitalization, and neighborhood improvement strategies. Pursue grant funding, as appropriate, to implement study recommendations.	Plans and Studies	Nelson County; State and Federal Agencies; Regional and Institutional Partners	Short	Nelson County (Staff/ BOS, Zoning Ordinance, Comprehensive Plan); VDHR; Virginia's Historic Rehabilitation Tax Credit (HRTC) Program; TJPDC; DHCD
	5.17	Ensure that any new housing development is strategically placed to complement the rural landscape and avoid burden to the existing public services.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning & Subdivision Ordinances, Comprehensive Plan)

Chapter 6 | Protecting Natural & Cultural Resources

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect the Natural Environment	6.1	Define and guide development on steep slopes to maintain balance between slope, soils, geology, and vegetation. Where disturbance is unavoidable, enforce erosion and sediment control measures to prevent unnecessary degradation.	Regulation Updates and Enforcement	Nelson County	Short / On-Going	Nelson County (Zoning & Subdivision Ordinances, Code of Ordinances, Comprehensive Plan)
	6.2	Direct development and infrastructure away from ecological cores, migration corridors, forest conservation areas, and environmentally sensitive areas.	Partnerships	Nelson County; State and Federal Agencies; Local Business Partners	On-Going	Nelson County (Zoning & Subdivision Ordinances, Code of Ordinances, Comprehensive; VDOF; TJPDC STEW-MAP
	6.3	Implement green infrastructure principles to preserve and connect natural habitats to support native species and wildlife.	Community Outreach and Education	Nelson County; Regional and Institutional Partners; Local Business	On-Going	Nelson County (Capital Improvement Plan, Comprehensive Plan); US Environmental Protection Agency (EPA) Green Infrastructure Resources; DCR
	6.4	Support the use of low impact development and stormwater best management practices to reduce nonpoint source pollution in local waterways.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Zoning & Subdivision Ordinances, Capital Improvement Plan, Comprehensive

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect the Natural Environment	6.5	Encourage landowners to work with local organizations, such as TJSWCD, for cost-share opportunities to install LID and BMPs catered to agricultural, residential, and commercial sites.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); TJSWCD; Regional and Institutional Partners; Chesapeake Bay Foundation; DCR; Regional and Institutional Partners
	6.6	Continue to work with state and regional partners (such as DEQ, TJPDC, and TJSWCD) to implement TMDL plans for impaired waterways.	Programs and Services	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	Long	Nelson County (Staff/BOS); VDH; DEQ; TJPDC; TJSWCD
	6.7	Continue to work with regional partners on updates to the Regional Water Supply Plan and implement solutions and sustain the future water supply.	Plans and Studies	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Capital Improvement Plan, County Budget) TJPDC; Regional and Institutional Partners
	6.8	Encourage water conservation measures as outlined in the Regional Water Supply Plan.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); Regional and Institutional Partners
	6.9	Consider efforts to identify and cap or remove abandoned wells and septic tanks to prevent contamination of the groundwater supply, and continue providing information on VDH's Septic and Well Assistance Program.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); Regional and Institutional Partners; VDH

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect the Natural Environment	6.10	Condition approval of operations utilizing underground storage tanks (USTs) on assurances guaranteeing proper closure or removal of unused USTs and remediation of impacted soils.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Staff/BOS; Code of Ordinances); DEQ
	6.11	Support scenic river and blueway designations for local waterways.	Programs and Services	Nelson County; State and Federal Agencies; Nonprofit Organizations	Short/ On-Going	Nelson County (Staff/BOS); DCR Scenic Rivers Program
	6.12	Explore opportunities for an incentive program to utilize existing recycling and compost facilities. Focus on education and outreach. Continue to support and make better use of the Reuse shed.	Community Outreach and Education; Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS; Capital Improvement Plan, County Budget)
	6.13	Invest in partnerships with community organizations to ensure continued support and possible expansion of the Re-use sheds.	Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS)
	6.14	Carefully consider noise-intensive uses near residential or rural properties, and require noise migration such as perimeter buffers and sound barriers.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Staff/BOS, Zoning Ordinance)
	6.15	Adopt an outdoor lighting ordinance with design and performance standards that increase safety and protect dark skies, consistent with International Dark Sky Association recommendations.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Preserve Rural Character & Heritage	6.16	Direct development away from prime agricultural soils and suitable agricultural lands identified on the Virginia Agricultural Model.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS, Zoning Ordinance); DCR Conservation Vision Agricultural Model Conservation Vision
	6.17	Protect agricultural and forested landscapes from development through tools such as conservation easements, agricultural and forestal districts, use-value assessments, and purchase of development rights program.	Regulation Updates and Enforcement; Programs and Services	Nelson County; Nonprofit Organization	On-Going	Nelson County (Staff/BOS, Zoning & Subdivision Ordinances); DCR; Virginia Land Conservation Assistance Network
	6.18	Maintain use-value taxation criteria and qualifications in the best interest of the County and landowners to ensure long-term viability of agricultural, horticultural, and forestal operations.	Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS, Zoning Ordinance); VDF
	6.19	Continue to utilize the Virginia Department of Forestry's Forest Sustainability Fund to offset reduced tax revenue due to forestland use taxation.	Programs and Services	Nelson County; State and Federal Agencies	On-Going	Nelson County (Staff/BOS, Zoning Ordinance); VDF; USDA Forest Service
	6.20	Discourage ridgeline development to protect scenic viewsheds.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS, Zoning & Subdivision Ordinances, Comprehensive Plan)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Preserve Rural Character & Heritage	6.21	Encourage assessment of unlisted historic sites for inclusion on the Virginia Landmarks Register and/or National Register of Historic Places.	Community Outreach and Education; Programs and Services	Nelson County; State and Federal Agencies; Nonprofit Organizations	Short/ On-Going	Nelson County (Staff/BOS, Comprehensive Plan); Nelson County Historical Society; Nelson Heritage Center; Preservation Virginia; DHR; National Park Service
	6.22	Work with local partners such as the Nelson County Historical Society to identify, protect, and celebrate historic and culturally significant properties.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS, Comprehensive Plan); Nelson County Historical Society; Nelson Heritage Center; Preservation Virginia; DHR; National Park Service
	6.23	Pursue identification, recognition, and protection of historic areas representing Nelson County's diverse culture, including Native American and African American sites.	Plans and Studies	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	Mid	Nelson County (Staff/BOS, Comprehensive Plan); Monacan Indian Nation; Nelson County Historical Society; Nelson Heritage Center; Preservation Virginia; DHR; National Park Service
	6.24	Encourage architectural compatibility of new development, including infill development, where significant historic resources exist.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS, Zoning Ordinance Comprehensive Plan); Nelson County Historical Society; Nelson Heritage Center; DHR; National Park Service

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Plan for Resiliency & Sustainability	6.25	Continue to work with regional partners to update and implement the Regional Hazard Mitigation Plan.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS, Comprehensive Plan); TJPDC; DEM; FEMA
	6.26	Continue improving flood resiliency by updating the Floodplain District Ordinance as needed to reflect new flood maps and best practices, and participating in FEMA's Community Rating System.	Regulation Updates and Enforcement	Nelson County; State and Federal Agencies	On-Going	Nelson County (Staff, Code of Ordinances, Comprehensive Plan); DEM; FEMA Community Rating System (CRS)
	6.27	Continue working toward the stated goal of becoming a SolSmart-designated community.	Programs and Services	Nelson County	Short	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances)
	6.28	Encourage and incentivize green building certifications, energy efficiency, and renewable energy sources for new developments and existing development retrofits.	Community Outreach and Education	Nelson County	Mid	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances); Local Energy Alliance Program (LEAP); US EPA Green Building Resources
	6.29	Consider amendments to existing ordinances to encourage installation of solar panels on existing impervious surfaces, such as rooftops and parking lots.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Plan for Resiliency & Sustainability	6.30	Strengthen performance standards for ground-mounted solar energy systems to protect existing landscapes, such as limiting clear-cutting on undeveloped parcels, specifying minimum vegetation requirements, and increasing perimeter buffer widths.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances)
	6.31	Assess County-owned buildings to identify opportunities for improving energy efficiency using the EPA's resources for Energy Efficiency in Government Operations and Facilities, or a similar program.	Programs and Services	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances); US EPA Energy Efficiency in Government Operations and Facilities; TJPDC; Local Energy Alliance Program (LEAP)

Chapter 7 | Creating a Resilient Economy

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Support & Cultivate Today's Workforce	7.1	Prepare for the needs of the next generation of workers by supporting both traditional higher education and vocational education opportunities.	Community Outreach and Education	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS); TJPDC; PVCC; CVCC; VCW-Piedmont, Virginia Cooperative Extension; Workforce Development Board Combined State Plan; FFA
	7.2	Support Nelson County Public Schools and regional partners in coordinating and enhancing workforce training programs, sponsorships, incentives, and financial support opportunities to promote student's enrollment in such programs.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); TJPDC; PVCC; CVCC; VCW-Piedmont; Virginia Cooperative Extension
	7.3	Support dual enrollment programs for high school students that contribute to college- or vocational-level programs.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County; Regional and Institutional Partners
	7.4	Work with the Virginia Community College system to consider and advocate for a local branch in Nelson County, including collaboration between one or more existing colleges for a satellite branch.	Partnerships	Nelson County; Regional and Institutional Partners	Mid	Nelson County (Staff/BOS); TJPDC; PVCC; CVCC; Virginia Department of Education

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Support & Cultivate Today's Workforce	7.5	Support private and public investments in the County's service economy to provide long-term economic and community growth and stability.	Community Outreach and Education	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS); TJPDC; VCW-Piedmont; Go Virginia Growth and Development Plan; Virginia Cooperative Extension; Workforce Development Board Combined State Plan
	7.6	Promote and support community centers as hubs for education and economic development.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	On-Going	Nelson County; Regional and Institutional Partners
Diversify & Improve Local Industry	7.7	Continue to support the tourism industry while being mindful of over-tourism; diversify tourism assets across the County to distribute traffic and prevent negative impacts to local quality of life.	Community Outreach and Education	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS); TJPDC; VCW-Piedmont; Go Virginia Growth and Development Plan; Virginia Tourism Corporation resources; Land Conservation Assistance Network publications; DCR's Virginia Tourism Plan
	7.8	Review the DRIVE 2.0 initiative and consider pursuing DRIVE Outdoor grant funding to implement recommendations of the related DRIVE 2.0 strategic and regional plans to increase tourism.	Programs and Services	Nelson County; State and Federal Agencies	Short	Nelson County (Staff/BOS); DRIVE 2.0 Regional Tourism Plan; US SBA publications

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Diversify & Improve Local Industry	7.9	Support expansion and diversification in the agricultural and forestry industries while maintaining and encouraging environmentally friendly and sustainable practices.	Community Outreach and Education	Nelson County; Local Business Partners; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS); TJPDC; VCW-Piedmont; Land Conservation Assistance Network publications; VDACS resources; Virginia Department of Forestry publications
	7.10	Expand water access, trails, and bike infrastructure to promote outdoor recreation to encourage connection with the outdoors, encourage healthy recreation activities and enhance transportation options.	Capital Projects	Nelson County; Regional and Institutional Partners	Short/ On-Going	Nelson County (Staff/BOS, Comprehensive Plan); TJPDC; DCR; VDOT; Bike Virginia; USDOT Bicycle and Pedestrian Program
	7.11	Support organizations and initiatives that provide agricultural assistance, community education, marketing strategies, information on agricultural support businesses, and information about alternative agricultural uses.	Programs and Services	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS, Comprehensive Plan); VDACS; Land Conservation Assistance Network publications; VSU Small Farm Marketing and Business Programs
	7.12	Assess local permitting, licensing, and fees for agricultural producers and streamline processes where practical to remove unnecessary procedural barriers.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Staff/BOS, Code of Ordinances)
	7.13	Support multiple revenue streams for farmers by reviewing and amending ordinances to better allow farmers to host complementary agritourism uses on agricultural properties.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Bolster & Promote Economic Growth	7.14	Explore opportunities to establish a Tourism Improvement District, ABC-designated Outdoor Refreshment Areas, a Tax-Incremented Finance District, and/or Technology Zones to increase business investment in targeted areas.	Programs and Services	Nelson County; State and Federal Agencies	Mid	Nelson County; State and Regional Partners; TJPDC; VEDP
	7.15	Continue to extend high-speed internet and cellular service throughout the County with bandwidth capable of serving businesses and maintaining viability during technological advances.	Capital Projects	Nelson County; Regional and Institutional Partners	On-Going	Nelson County; GO Virginia; DHCD; VATI; Connect Virginia
	7.16	Review and modify the Zoning Ordinance, as necessary, for regulations regarding special event venues and temporary events in the County.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Code of Ordinances)
	7.17	Continue to support placemaking and wayfinding in the village areas, grant opportunities for village branding and identify, and establish village mixed use to incentivize infill and development.	Programs and Services	Nelson County; Regional and Institutional Partners	Short	Nelson County (Staff/BOS, Code of Ordinances); TJPDC; VDOT

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Bolster & Promote Economic Growth	7.18	Update and enforce the temporary event ordinance to protect Nelson's rural character.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Code of Ordinances)
	7.19	Support regional economic development partners that provide local business support services.	Partnerships	Nelson County; Regional and Institutional Partners; Local Business Partners	On-Going	Nelson County; TJPDC; VDEP
	7.20	Work with TJPDC to implement recommendations from the regional Comprehensive Economic Development Strategy.	Partnerships	Nelson County; Regional and Institutional Partners; Local Business Partners	On-Going	Nelson County; TJPDC

Chapter 8 | Serving the Community

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Enhance the Effectiveness & Transparency of County Government	8.1	Expand and improve external government communications to increase transparency and public participation across all demographics.	Community Outreach and Education	Nelson County	Short/On-Going	Nelson County (Staff/BOS)
	8.2	Enhance interdepartmental communication across County government as well as between the various public boards.	Community Outreach and Education	Nelson County	On-Going	Nelson County (Staff/BOS)
	8.3	Create and maintain a comprehensive facility inventory, maintenance schedule, and level of service standards to protect existing investments and ensure sound planning and budgeting for facility improvements.	Plans and Studies	Nelson County; Regional and Institutional Partners	Short/Mid	Nelson County (Staff/BOS)
	8.4	Ensure that the County is using up-to-date information technology and cybersecurity practices, including technological aptitude and data storage.	Capital Projects	Nelson County	Short	Nelson County Sheriff's Office
	8.5	Construct a new, centrally located facility to house additional administrative offices.	Capital Projects	Nelson County; State and Federal Agencies	Mid/Long	Nelson County (CIP); TJPDC
	8.6	Construct additional Sheriff facilities to allow for additional training and storage spaces.	Capital Projects	Nelson County; State and Federal Agencies	Mid/Long	Nelson County (CIP); Nelson County Sheriff's Office
	8.7	Renovate and modernize current Sheriff facilities to meet security standards.	Capital Projects	Nelson County; State and Federal Agencies	Mid/Long	Nelson County (CIP); Nelson County Sheriff's Office

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Enhance the Effectiveness & Transparency of County Government	8.8	Identify possible mental health emergency service providers to support the community and reduce these burdens from the Sheriff's office. Consider that drug use is a facet of public safety, and pursue greater public education on this matter.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	Short/ On-Going	Nelson County (CIP); Nelson County Sheriff's Office; VDBHDS
	8.9	Create a County-wide fire and emergency medical services (EMS) strategic plan that can be regularly updated and maintained to address response time, facility, and staffing needs.	Plans and Studies	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); Nelson County Fire & EMS ;TJPC
	8.10	Expand fire and EMS facilities to include additional living spaces such as bunks, kitchenettes, and recreation areas.	Capital Projects	Nelson County	Mid/Long	Nelson County (CIP); Nelson County Fire & EMS
	8.11	Ensure that the Emergency 911 operations center is fully supported, with paid staff and most up-to-date technological capabilities, to continue to respond to community needs as quickly as possible in the face of an aging population.	Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS); Nelson County Sheriff's Office; Nelson County Fire & EMS
	8.12	Continually monitor public safety staffing needs, expanding as needed to maintain public safety as the County experiences additional residential and commercial growth.	Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS); Nelson County Sheriff's Office; Nelson County Fire & EMS
	8.13	Pursue stronger community outreach and training on disaster readiness and resilience.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); Nelson County Sheriff's Office; Nelson County Fire & EMS

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Enhance the Effectiveness & Transparency of County Government	8.14	Seek out stronger partnerships with community-based organizations to educate the public and collect more data on substance abuse in the population.	Partnerships	Nelson County; Nonprofit Organization	On-Going	Nelson County (CIP); Nelson County Sheriff's Office; VDBHDS
	8.15	Continue to work with regional partners to upgrade and develop necessary infrastructure to meet the County's long-term water supply demand.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	Nelson County Service Authority; TJPDC; CVPDC
Improve Infrastructure to Support Sustainable Growth & Development	8.16	Utilize results of the updated CVPDC water supply plan.	Plans and Studies	Nelson County	On-Going	Nelson County (Staff/BOS); CVPDC
	8.17	Continue to work with the service authority to create a water and sewer master plan to identify current system needs and target long-term strategies to maintain and expand service areas.	Plans and Studies	Nelson County; Regional and Institutional Partners	Short	Nelson County Service Authority; TJPDC; CVPDC
	8.18	Promote water conservation practices to reduce water use and conserve the water supply.	Community Outreach and Education	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS)
	8.19	Work with regional partners to evaluate the needs of the County's solid waste and recycling disposal as the regional landfill nears capacity.	Programs and Services	Nelson County; Regional and Institutional Partners	Short	Nelson County Service Authority; TJPDC; CVPDC
	8.20	Support waste management and recycling planning through rational, cost-effective, and environmentally-safe approaches.	Programs and Services	Nelson County	Short/ On-Going	Nelson County Service Authority; TJPDC; CVPDC

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Improve Infrastructure to Support Sustainable Growth & Development	8.21	Assist in educating the community on recycling and waste reduction efforts.	Community Outreach and Education	Nelson County	Short/ On-Going	Nelson County (Staff/BOS)
	8.22	Continue the County's partnership with Firefly Fiber Broadband to expand broadband services to all areas of the County.	Partnership	Nelson County; Regional and Institutional Partners; Local Business Partners	Short/ On-Going	Nelson County; GO Virginia; DHCD; VATI; ConnectVirginia; Firefly Fiber Broadband
	8.23	Promote the broadband expansion project with additional public outreach so that residents remain up to date on deployment and availability of services.	Community Outreach and Education	Nelson County	Short/ On-Going	Nelson County (Staff/BOS)
	8.24	Support expansion of cellular service quality and availability through cooperation with cellular providers. Evaluate the need for planning and zoning changes to improve service.	Programs and Services Regulation Updates and Enforcement	Nelson County Regional and Institutional Partners; Local Business Partners	Short/ On-Going	Nelson County (Staff/BOS, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Provide Quality Services that Improve Community Livability	8.25	Support the creation of an up-to-date Nelson County Public School's Master Plan that identifies and plans for critical needs of school facilities.	Plans and Studies	Nelson County	Short/On-Going	Nelson County (Comprehensive Plan, CIP); NCPS
	8.26	Continue to monitor student enrollment to ascertain short-term and long-term needs of students.	Programs and Services	Nelson County	Short	Nelson County (Staff/BOS); NCPS
	8.27	Support educational programs through County schools, community centers, community organizations, and regional community colleges to help prepare the community workforce for employment.	Programs and Services	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	Short/On-Going	Nelson County (Staff/BOS); NCPS; CVCC
	8.28	Develop a strategy for greater investment in personnel, facilities, and/or public-private partnership as needed to expand access to childcare programs.	Community Outreach and Education	Nelson County	Short/On-Going	Nelson County (Staff/BOS)
	8.29	Create a Parks and Recreation Master Plan that identifies gaps in equitable services and opportunities to expand recreation across the community.	Plans and Studies	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	Short	Nelson County (Staff/BOS); NCPR; TJPDC
	8.30	Investigate and pursue options to create a centralized County-owned recreational facility to offer athletic fields, aquatic recreation, and exercise opportunities to the community.	Capital Projects	Nelson County; State and Federal Agencies	Short	Nelson County (Comprehensive Plan, CIP)
	8.31	Continue partnerships with local organizations, such as community centers, to provide recreation opportunities across the community.	Partnerships	Nelson County; Nonprofit Organizations	Short/On-Going	Nelson County (Staff/BOS)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Provide Quality Services that Improve Community Livability	8.32	Create additional family-friendly parks and amenities throughout the County to provide alternative recreational areas for residents.	Capital Projects	Nelson County	Mid	Nelson County (Staff/BOS); NCPR
	8.33	Partner with local and regional organizations, as well as private landowners, to increase access to natural areas and riverways.	Partnerships	Nelson County; Nonprofit Organizations	Short/ On-Going	Nelson County (Staff/BOS); NCPR; TJPDC
	8.34	Create a joint public-private partnership with Nelson County's community centers to facilitate coordination between different organizations, increase programming, and connect residents with their services.	Partnerships	Nelson County; Nonprofit Organizations	Short/ On-Going	Nelson County (Staff/BOS)
	8.35	Promote the use of school buildings, community centers, long-term care facilities, and multi-use facilities for citizens year-round.	Community Outreach and Education	Nelson County	Short/ On-Going	Nelson County (Staff/BOS); NCPS
	8.36	Continue to work with the County library to ensure that it meets the needs of the community.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); JMRL
	8.37	Encourage emergency, long-term care, and urgent medical care in appropriate areas of the County.	Regulation Updates and Enforcement	Nelson County	Mid	Nelson County (Staff/BOS, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Provide Quality Services that Improve Community Livability	8.38	Work with Virginia Department of Health, and other regional partners, to identify community health needs and increase the availability of healthcare services.	Programs and Services	Nelson County; Regional and Institutional Partners; Local Business Partners	On-Going	Nelson County (Staff/BOS); TJPDC; VDH
	8.39	Continue to work with Jaunt and other regional transportation providers to expand transportation access to better connect residents to medical care.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS)
	8.40	Pursue public-private partnerships to expand access to and capacity for social service networks.	Partnerships	Nelson County; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS)

Ms. Bishop noted that anything regarding Zoning or Subdivision Ordinance Updates should be considered short-term.

Ms. Allen questioned why it was recommended for the Planning Commission to review the plan every year. It was decided to change the wording to say 'regular review' so that staff could note changes as they happen and update the plan as needed.

Mr. Rutherford noted that strategy 3.5 doesn't make sense due to Nelson County not having many issues with parking such as an urban area would. Ms. Bishop noted that it should be changed to include 'update' in the language.

Mr. Hauschner noted that 4.7 and 4.8 play off of each other but that 4.7 should be more of a priority.

Ms. Bishop asked if the EV charging strategies should be short-term. Ms. McGarry noted that they should be short-term to mid-term.

Mr. Reed noted that 4.19 was done years ago. Ms. Bishop noted that they were never adopted and that they could add 'create and adopt' and 'update as needed' to the strategy.

Mr. Rutherford noted that in relation to 4.15, people started individually driving between the 1980's and 2000's until a trend developed of people commuting together. He noted that they are now seeing a trend towards people driving individually again. Ms. Proulx noted that the existing park and ride lots are being utilized.

Ms. Proulx noted that they should change 5.1 to say 'update the definition' because there is an existing definition. Mr. Rutherford noted that mid-term rentals (less than 12 months) are more popular due to jobs such as traveling nurses.

Mr. Rutherford noted that 5.4 would be pushing for cluster housing.

Regarding strategy 5.9, Mr. Rutherford noted that there would be a study coming out in the next year and a half that will provide an update on housing stock and pricing. He explained that this should make 5.9 a mid-term strategy. Ms. Proulx noted that she would like to remove "implement" from 5.9.

Mr. Hauschner noted that they are giving a lot of the strategies a short-term priority. Mr. Rutherford noted that short-term to him means by Spring of 2024 due to Zoning Ordinance Updates.

Mr. Reed noted that there should be a correlating strategy to 5.15 for Nellysford that should include preservation and improvement strategies as well as water infrastructure.

Regarding strategy 6.1, Mr. Rutherford noted that steep slopes are already addressed due to organic limitations. Ms. Proulx noted that they could address the construction of housing on steep slopes. Mr. Rutherford noted that you wouldn't want to build a house on a steep slope where it couldn't be engineered. He added that the nearest entity that addresses building on steep slopes is Albemarle County. Ms. Bishop noted that they should add 'define and limit' to 6.1. She added that they could also address ridgeline development.

Regarding strategy 6.2, Mr. Rutherford noted that multiple entities need to approve a septic system and that it doesn't need to be a strategy. The consensus was to remove it.

Mr. Reed asked that they add 'forest conservation areas' to 6.3. Ms. Redfearn added it to the strategy.

Mr. Rutherford asked what an ecological core was. Ms. Redfearn noted that the map on page 113 identifies ecological cores and explained that they are an area of the landscape that is largely intact without development that would diminish its ecological value.

Mr. Hauschner recommended that 'define and guide' be added to strategy 6.1.

Mr. Rutherford noted that building on Wintergreen is difficult when you're trying to put a foundation on granite or bedrock. He explained that the natural barrier is there but that the plan could guide people to locations that are easier to build on.

Regarding strategy 6.4, Ms. Redfearn noted that Nelson County has a green infrastructure plan that was put together by the University of Virginia. She explained that this should be included as a resource.

Regarding strategy 6.7, Ms. Allen questioned who was going to identify all the abandoned wells and septic tanks. She noted that the VDH doesn't have data on old wells. Mr. Rutherford noted that the one danger for septic tanks is for them to collapse. He added that there are 1000s of wells that are abandoned or not usable. He recommended that they remove the strategy. Ms. Redfearn explained that VDH had an assistance program for this issue. Ms. Bishop noted that they could change 'support' to 'consider', it was added. Mr. Hauschner asked what was used for piping in older wells. Mr. Rutherford explained that they were likely terracotta or tar pipe.

In regards to strategy 6.10, Mr. Rutherford noted that DEQ funds the removal of unused fuel tanks. He added that the county only has one water system due to a fuel system that leached into the water supply on Route 29.

In regards to strategy 6.11, Mr. Barton noted that it would be a positive for the citizens of the county to be able to reach the water system. He added that Nelson County residents have been restricted from these resources for too long.

Mr. Reed noted that reducing solid waste should be added to strategy 6.12. It was noted that both 6.12 and 6.13 need to be rewritten for clarity. Mr. Hauschner noted that they could address food waste, especially in relation to grocery stores.

Regarding strategy 6.31, Ms. Proulx noted that the courthouse has a huge entrance that loses a lot of heat.

Ms. Bishop noted that strategy 6.30 should be ongoing so that staff could comply with updates from the state.

Regarding strategy 7.4, Mr. Rutherford noted that a local branch would be better than a collaboration with the community colleges. Mr. Barton noted that the biggest resource in schools is the students. He explained that if you take some of the students away they are unable to learn from their peers.

Ms. Proulx noted that 7.5 is confusing and questioned how it would work. Mr. Reed noted that he believes the intention was in relation to elders, social service, and mental health. Mr. Hauschner questioned if the intent was to increase the number of individuals employed in that sector. Ms. Redfearn noted that they would reword the strategy to clarify it.

In regards to strategy 7.13 Ms. McGarry noted that there was only one vacant lot left in the Colleen industrial park. Ms. Proulx asked if that was the only place in the county that they were promoting business development. Mr. Reed noted that they did not have the infrastructure to support a business park in other locations. It was decided to change the strategy to include 'Colleen and the Route 29 corridor' and to remove 'business park.'

Ms. Allen asked why strategy 7.14 is so specific in referencing ABC designated outdoor refreshment areas. Ms. Bishop explained that there are certain programs that require it to be referenced in the plan if they wish to pursue it.

Regarding 7.18 Ms. Bishop noted that 'create' should be replaced with 'update and enforce'. It was also noted that there was a typo, 'and' should be 'an.'

Regarding strategy 7.17, Ms. Proulx asked what placemaking and wayfinding meant. Ms. Bishop noted that placemaking was a planning term that referred to people in a community feeling like their place had its own identity. Ms. Redfearn noted that they were working on a glossary of terms for the plan as well as a list of resources used in the plan. Mr. Parr noted that strategy 7.17 reminded him of Amherst County where the villages have their own signs and identity.

Mr. Rutherford noted that 8.1 is important because they require better communication. Mr. Reed noted that it is important that they have a video archive of the meetings that is easy to understand. Ms. Redfearn noted that they could use the same setup as the school board. Mr. Reed added that they might be able to find a better system than what the school board utilizes. Mr. Hauschner noted that they could address this with a modification to address technological aptitude. He explained that there are many ways to achieve this.

Mr. Amante noted that strategy 8.3 should say 'create and maintain.'

Regarding the strategies that address the Sheriff's Department, Mr. Reed noted that he was previously unaware of all of the Sheriff's Department's needs.

Ms. Allen noted that strategy 8.9 is ongoing due to its licensing program.

Regarding strategy 8.10, Ms. Allen asked who owned the fire and EMS buildings. Mr. Parr noted that each department owned their own building. Ms. McGarry noted that the building in Lovington was owned by the county.

In regards to strategy 8.14, Ms. Proulx asked who would be executing this. Ms. Allen explained that VDH often did this and had the knowledge to work with the locality on opioid and substance abuse. Mr. Rutherford noted that Mr. Reed is in the Wellness Alliance that the county has involvement with. It was noted that the Sheriff's Department and the Drug Court would also be involved.

Regarding strategy 8.15, Mr. Reed questioned whether the county worked with regional partners on water. Ms. Redfearn noted that strategy 8.16 addresses utilizing the results of the TJPDCs water supply plan. Ms. Allen recommended adding ‘continue to work with regional partners.’

With strategy 8.17 it was decided to remove “regional” and replace it with ‘service authority.’

In regards to strategy 8.28, Ms. Proulx noted that ‘after-school’ should be removed due to families also requiring before-school care.

Regarding strategy 8.29, Mr. Rutherford asked what a parks and recreation master plan is. Ms. Allen noted that it was something that has been discussed but not formed. Mr. Barton noted that they have purchased land and hired an architect for it. Ms. McGarry noted that that was for a specific parcel of land and not county-wide. Mr. Hauschner asked if they had a plan being developed that addresses gaps in equity for parks and recreation. Ms. Redfearn noted that this should be included in any good parks and recreation master plan.

Mr. Hauschner noted that strategy 8.32 should be mid-level due to the trails along major road systems being harder to acquire.

In strategy 8.37 it was decided to remove ‘land uses.’

Ms. Allen noted that strategies 8.38 and 8.39 were the same and could be combined. Ms. Redfearn noted that there are several strategies around parks and that she wouldn’t mind combining these two strategies as long as the intent meets their goals. She noted that the strategies will be combined.

Additional comments to plan:

Mr. Rutherford noted that he wished there was better data in the Housing Chapter where it addresses the median rental rate. He noted that the TJPDC has a study from around 2019 that references this. Ms. Redfearn noted that they looked at this study and were not able to find a different number. Mr. Rutherford noted that no one is getting rent for \$800. Mr. Rutherford noted that he might be able to find better data.

Ms. Bishop noted that the 2021 building permit numbers still weren’t included.

Mr. Barton thanked the Berkley Group for their work on the Comprehensive Plan. He noted that everything in the document addresses needs that exist. He noted that the most important thing to him is the people that live in Nelson County. He explained that he is older but that he imagines what the county could do for him if he were younger. He noted that two things that can be done are recreation and education. He said that Wintergreen is wonderful and that he respects the people in Stoney Creek that moved here because the land is beautiful. He noted that a lot of the Comprehensive Plan reflects maintaining land values, housing values, and employment for people in the service industry. He added that he wants to ensure that this document is for the people of Nelson County. Ms. Redfearn noted that she hopes that they can reflect that in the plan. She noted that on pages 21 and 22 they’ve included the Big Ideas that they’ve heard from the community. Mr. Barton noted that the Big Ideas don’t talk about

education and recreation and wondered why. Ms. Redfearn noted that this could be more emphasized. Mr. Rutherford noted that Nellysford has always dominated the conversation and other areas of the county have been less involved. He explained that he is certain that they would make sure that the plan reflects all entities in the county.

Mr. Reed noted that the plan should include that Nelson County is a dark sky area. He added that enforcement should be improved for noise pollution. He noted that page 121 mentions forested landscapes, he explained that over 75% of the county is forested and over 10% is pasture and crop. He explained that this warrants more discussion including the value of the forested lands in regards to erosion protection, loss of soil, cooling the land, carbon capture, controlling climate change, and protecting water resources. He questioned how many acres of conservation easements they have in the county and where they are located. Ms. Redfearn explained that Map 6.7 includes conservation lands and that private conservation easements are represented in blue. Mr. Reed added that the Sugarloaf and Buffalo District Forest Conservation Areas are areas that could be mapped as well as connectivity and corridor areas. He asked if Nelson County could purchase development rights. Ms. Bishop noted that it is in the county code and administered by the Commissioner of Revenue but that she is not aware of it being utilized.

Schedule:

Next Steps

-  County to Send Edits For Public Review Draft by **7/7/23**
-  VDOT 729 Review (90-day review)
-  Community Open House – **Late August/September**
-  Final Worksession (Open House, VDOT Feedback & Final Edits) – **October**
-  Public Hearings and Adoption – **November**

It was decided to conduct the Open House for the Comprehensive Plan August 29th at 6:30 PM in the Nelson Center.

It was decided to have the final work session on September 28th at 6 PM.

Ms. Redfearn noted that the public hearings and adoption will happen jointly. Ms. Proulx asked if they could be done separately. Ms. Redfearn noted that they could separate them but that the Berkley Group might not be able to attend both nights. Mr. Rutherford asked if there was a mandatory wait time after the public hearing, Ms. Bishop noted that there wasn't.

Ms. Allen made a motion to adjourn the Planning Commission at 8:51 PM. Ms. Proulx seconded the motion.

Yes:

Mary Kathryn Allen

Phil Proulx

Robin Hauschner

Chuck Amante

Ordinance O2023-04

Mr. Rutherford noted that changing the terms to less than 15 years is not possible and that he is ok with the ordinance as it is presented.

Mr. Parr motioned to approve Ordinance O2023-04. Mr. Reed seconded the motion.

Yes:

David Parr

Ernie Reed

Jesse Rutherford

Tommy Harvey

Skip Barton

**ORDINANCE O2023-04
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF THE CODE OF NELSON COUNTY
APPENDIX B SUBDIVISIONS**

Amend

Section 3. Administration

Exceptions to Review by Commission.

A. The Agent is authorized to approve or disapprove, without a public hearing, preliminary plat and final plat for the following types of subdivisions (provided such subdivisions are not in conflict with the general meaning, purpose, and provisions of this Ordinance, and are in compliance with the Nelson County Zoning Ordinance, Nelson County Comprehensive Plan, and the Code of Virginia):

(1) A subdivision of land into no more than eleven (11) lots.

(2) Cluster subdivisions.

(3) A change in the boundary line between adjoining landowners for the purpose of transfer, boundary line adjustment, or exchange of land between said adjoining landowners. A boundary line change shall not create additional parcels for sale or development nor leave a remainder which does not conform to the provisions of the Zoning Ordinance for Nelson County. The plat shall contain a note that this division was made pursuant to this subsection.

(4) A single division of a tract or parcel of land for the purpose of sale or gift to a member of the immediate family of the property owner if the property owner agrees to place a restrictive covenant on the subdivided property that would prohibit the transfer of the property to a nonmember of the immediate family for a period of five (5) years. Any parcel thus created having less than five (5) acres shall have a right-of-way of no less than ~~thirty (30)~~ **twenty (20)** feet wide providing ingress and egress to and from a dedicated recorded public street. Only one (1) such division shall be allowed per family member, and shall not be for the purpose of circumventing this ordinance. For the purpose of this subsection, a member of the property owner's immediate family is defined as any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, or parent of the owner. It shall be noted on the plat and in the deed that this is a family division of property pursuant to this subsection.

Vehicular access serving a family division when the access serves more than two (2) parcels, including the parent tract, by initial or subsequent division of land shall have the following certification on the plat before approval:

"The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Department of Transportation or the County and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board."

In addition to the foregoing provision, a single division of a lot or parcel of land held in trust for the purpose of sale or gift to a member of the immediate family, as defined above, who is a beneficiary of such trust. All trust beneficiaries must (i) be immediate family members as defined above, (ii) agree that the property should be subdivided, and (iii) agree to place a restrictive covenant on the subdivided property that would prohibit the transfer of the property to a nonmember of the immediate family for a period of 15 years. Notwithstanding the provisions of clause (iii), the Planning Commission may reduce the period of years prescribed in such clause when changed circumstances so

require. Upon such modification of a restrictive covenant, a locality shall execute a writing reflecting such modification, which writing shall be recorded in accordance with Virginia Code § 17.1- 227.

(Res. of 1-12-93; Ord. of 10-14-97; Ord. No. O2007-004, 5-21-07; Ord. No. O2009-07, § 2, 7-14-09)

Resolution R2023-42

Ms. McGarry noted that they have made their final payments for the fiscal year and in spite of their assessments for CSA expenditures, they were over budget by about \$158,000. She noted that \$108,415.54 of that is the state share and that the local share is \$49,440.51. She explained that they are asking for an appropriation of the state revenue to cover the expenditures of the \$108,415.54, a small amount transferring from general fund to cover a short fall in the Commissioner of Revenue's budget due to a late bill that put their budget over, and the \$49,440.51.

Mr. Reed made a motion to approve Resolution R2023-42. Mr. Parr seconded the motion.

Yes:

David Parr

Ernie Reed

Jesse Rutherford

Tommy Harvey

Skip Barton

**RESOLUTION R2023-42
 NELSON COUNTY BOARD OF SUPERVISORS
 AMENDMENT OF FISCAL YEAR 2022-2023 BUDGET
 June 29, 2023**

I. Appropriation of Funds (General Fund)

<u>Amount</u>	<u>Revenue Account (-)</u>	<u>Expenditure Account (+)</u>
\$ 108,415.54	3-100-002401-0045	4-100-053600-3164
<hr/>		
\$ 108,415.54		

II. Transfer of Funds (General Fund Recurring Contingency)

<u>Amount</u>	<u>Credit Account (-)</u>	<u>Debit Account (+)</u>
\$ 1,028.60	4-100-999000-9901	4-100-012090-3015
\$ 49,440.51	4-100-999000-9901	4-100-053600-3164
<hr/>		
\$ 50,469.11		

Mr. Parr made a motion to adjourn the meeting at 8:53 PM. Mr. Barton seconded the motion.

Yes:

- Jesse Rutherford
- Thomas Harvey
- David Parr
- Ernie Reed
- Skip Barton

The meeting adjourned at 8:53 PM

Respectfully submitted,

Emily Hjulstrom

Emily Hjulstrom

Planner/Secretary, Planning & Zoning

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Nelson County Joint Planning Commission/Board of Supervisors
Meeting Minutes
September 28th, 2023

Present: Board of Supervisors: Jesse Rutherford, Skip Barton, David Parr, and Ernie Reed - Planning Commission: Chair Mary Kathryn Allen and Commissioners Chuck Amante, Mark Harman, and Phil Proulx

Staff Present: County Administrator Candy McGarry and Deputy Clerk Amanda Spivey - Dylan Bishop, Director

Call to Order: Mr. Rutherford and Ms. Allen called the meeting to order at 6:33 PM in the Old Board of Supervisors Meeting Room, County Courthouse, Lovingston.

2023-59 Gladstone Depot TAP Grant

Mr. Parr made a motion to approve Resolution R-2023-59. Mr. Barton seconded the motion.

Yes:

Jesse Rutherford

David Parr

Ernie Reed

Skip Barton

2023-60 Lovingston TAP Grant

Mr. Reed made a motion to approve Resolution R-2023-60. Mr. Parr seconded the motion.

Yes:

Jesse Rutherford

David Parr

Ernie Reed

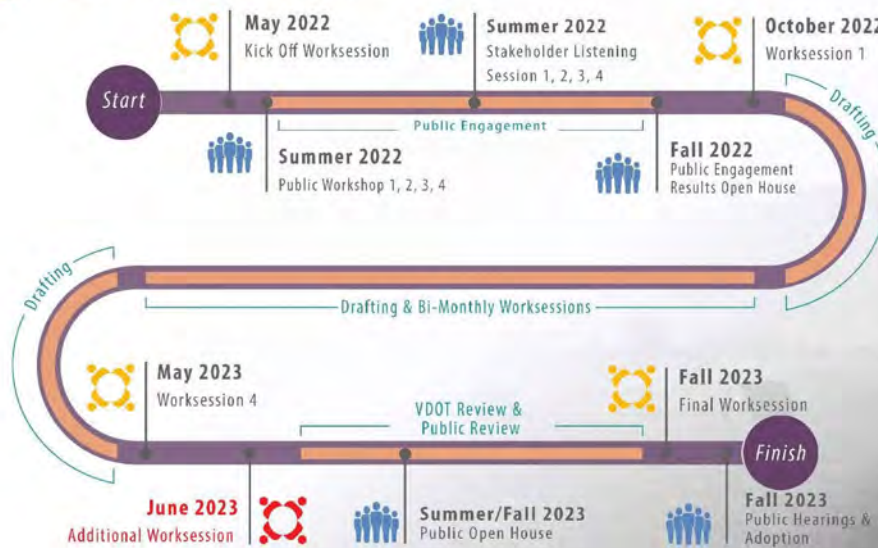
Skip Barton

Mr. Rutherford complemented the Berkley Group on a job well done at the recent open house and that he looked forward to continuing with the process as scheduled. Ms. Allen agreed with Mr. Rutherford.

Ms. Redfearn thanked them and noted that when emotions get high it is because people care. She added that they have taken care to document all comments received from the public and the purpose of this meeting was to review those comments and come to decisions.

Ms. Redfearn presented the following information:

Project Schedule



Ms. Redfearn explained that they are nearing the finish line. She noted that this is the final joint work session and the only thing to follow would be incorporating final edits and then holding public hearings to consider adoption.

Meetings & Events

Review by VDOT August (90 Days)

- VDOT will review plan for Compliance with State Code & VDOT Requirements

Public Open House (Aug 29)

- Open House to Present the Draft Plan to County Citizens & Stakeholders
- Receive Comments & Answer Questions on the Draft Plan

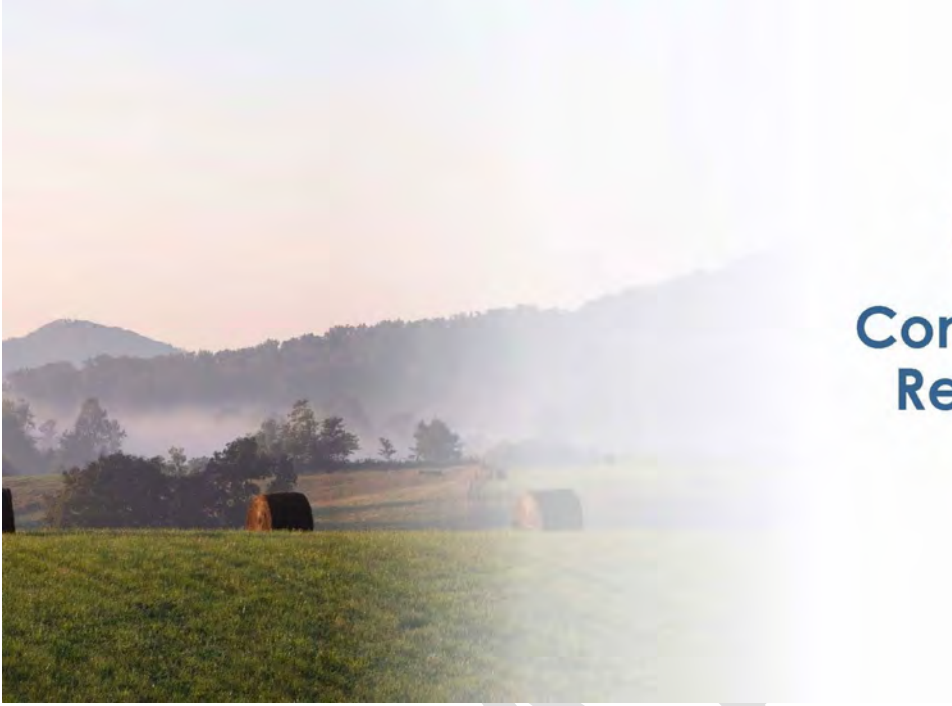
Final Joint Worksession with BOS & PC (Sep 28)

- Review VDOT Comments
- Review Public Comments
- Make Final Edits to Plan

Joint Public Hearing & Adoption (Date TBD)

- BOS & PC to Hear Public Comments
- PC to Consider Recommendation of Adoption
- BOS to Consider Adoption

Ms. Proulx noted that they should have separate public hearings for Planning Commission and Board of Supervisors. Ms. Redfearn confirmed that separate public hearings were the plan. Ms. Allen asked if there were any public hearings prior to the Planning Commission public hearing. Ms. Redfearn confirmed this was the last work session and the public hearings would occur with the Planning Commission and Board of Supervisors. She added that there have not been any formal public hearings yet. Mr. Reed asked about the timing of receiving the final draft and other deadlines. Ms. Redfearn confirmed that they would go over the timeline.



Comment Review

Ms. Redfearn explained that they would be reviewing the complete list of comments received before, during, and after the August open house. She explained that there are four key areas of interest that they need consensus on.

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Memo

Subject: Summary of Public Review & Feedback

Date: September 21, 2023

The following summarizes comments received on the draft Nelson 2042 Comprehensive Plan as of September 21, 2023. These comments will be discussed at the September 28, 2023 Joint Worksession with Nelson County's Planning Commission and Board of Supervisors. The purpose of the Joint Worksession is to reach consensus on policy or content changes based on community feedback.

A. Summary of Comments

1. Virginia Department of Transportation (VDOT) Comments

VDOT reviewed the draft Nelson 2042 Comprehensive Plan through their 729 review process and had no edits. See attached email.

2. Public Comments

The Berkley Group received over 100 comments from the community regarding the draft *Nelson 2042 Comprehensive Plan*. These comments were submitted through the Nelson 2042 online comment form or other electronic submittal (both before and after the August 29th Open House), verbally, or through the print comment cards available at the Open House. All comments are included in the attached spreadsheet. Comments include typographical edits, data clarifications, changes to strategies or policy language, and requests for additional comment time and/or public engagement. The Berkley Group has prepared an initial response and action for each of the comments. The Joint Worksession on September 28th will focus on policy comments that require direction from the Planning Commission and Board of Supervisors. These comments are highlighted in yellow in the attached spreadsheet.

The following summarizes the most frequent areas of comment or concern for community members, and will be discussed at the Joint Worksession:



- **Route 151 Vehicle, Bike, and Pedestrian Safety. Comments #44-53.**
Traffic safety along Route 151 continues to be an important issue for the community. Concerns have been raised over vehicle speeds, commercial traffic, and bicycle and pedestrian safety. The County should evaluate these topics within the Comprehensive Plan and determine how to best address these concerns.
- **Nellysford. Comments# 69-76.**
The Nellysford Land Use Area is a clear point of contention. The community submitted comments both supporting the land use text as written and requesting significant changes. Additionally, comments both for and against the study for a potential UDA were received. The County must weigh these comments and determine how best to reach consensus.
- **Multi-family Dwellings & Land Use Types. Comments # 30-33.**
Related to the comments received on Nellysford, is the issue of allowable housing types in the different land use designations. Of particular concern, is multi-family housing in certain land use designations. Nelson County should reevaluate guidance for housing land uses in the land use framework of the Comprehensive Plan.
- **Additional Engagement & Planning Process. Comments #8-10.**
The County should decide if they wish to expand community engagement and/or community feedback.

3. Data Clarifications

Additional data clarifications are needed before the Plan can be finalized. These data clarifications are highlighted in blue in the attached spreadsheet. The Berkley Group will need assistance from the County to ensure the data is updated accurately.

Data updates include:

- Updating the median gross rent and home value numbers included in the Plan.
- Updating short-term rental numbers from the Wintergreen Property Owners Association (WPOA).
- Correcting water and sewer capacity and service data throughout the Plan.
- Correcting and updating lists of local trails and other recreational amenities.



B. Additional Edits to Consider

In addition to edits based on direct community feedback, the County should consider the following edits to the Plan.

1. **Urban Development Area (UDA)**

The Comprehensive Plan should be updated to reflect the recent decision to withdraw the application to study the potential for UDA designation in the County. This should include removal of any reference to the grant/study and a review of references to UDA potential within the Land Use and Transportation Chapters of the Plan.

2. **Implementation Matrix**

Implementation is a key part of the Comprehensive Plan, and the County may wish to reevaluate the prioritization of strategies in the implementation matrix based on community feedback.

C. Next Steps

1. **Submit Final Edits (County)**

The County will have until October 26, 2023 (tentative) to submit final edits to the Berkley Group. These should include the requested data clarifications (Items listed in A.3.), any agreed upon changes based on Items B.1 and B.2., as well as any other edits identified before October 26th.

2. **Incorporate Edits (BG)**

Based on the direction and decisions of the Planning Commission and Board of Supervisors, the Berkley Group will incorporate all edits and prepare a Final Draft of the Plan by December 7, 2023 (tentative).

3. **Schedule Joint Public Hearing (County)**

Early Winter 2024.

comments and thought the plan was well done.

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include recommendations for Route 151. Ms. Redfearn asked what the Route 151 Corridor Study timeline was. Ms. McGarry noted that they should be submitting it for approval by winter.

Mr. Barton noted that the people of Nelson County are pretty universal in wanting to limit the trucks coming through. He supported including it in the Comprehensive Plan although it was not likely to happen right away. Ms. Redfearn asked if they would like to include language similar to “Support reducing commercial traffic and speed limits as laid out in the Route 151 Corridor Study. Mr. Reed recommended not referencing the Route 151 Corridor Study specifically. He noted that they could craft an amendment when the plan is completed. Ms. Proulx noted that there had been four accidents recently on Route 151 where three were caused by local residents and one was non-local. She added that there were no trucks or alcohol involved in those accidents. Ms. Proulx indicated that they did not have enough data at that point. Mr. Reed noted there were tools but they did not know enough information. He added that leaving the language open would allow them to plan as needed.

Mr. Amante clarified that they could request speed reductions but it would be a state responsibility through VDOT. He questioned if engineering commercial traffic was a supply chain issue with truck routing. Mr. Reed noted that GIS does not communicate with GIS mapping tools. He added that a possible way to affect the traffic would be to make Route 151 not the quickest route. He noted that a roundabout at the intersection of Routes 6 and 151 was already funded and had the potential for discouraging heavy commercial traffic. Ms. Allen added that roundabouts are discouraging to truck traffic. Ms. McGarry noted that they should specify commercial tractor trailers. Ms. Redfearn indicated they would go through the plan to reflect these comments.

Ms. Redfearn noted the concern for bicycle and pedestrian traffic on Route 151. Mr. Reed noted that they do not want to close the door on it and that it should be included but it did not need specifics at that time.

Nellysford comments #69-76

Ms. Redfearn explained that some of the comments in this group had overlap with concerns about the Urban Development Area (UDA) and language regarding land use designation, specifically page 44 of the plan regarding Nellysford. Mr. Barton noted that he did not know of anyone promoting economic growth in Nellysford and thought the language was the problem. Ms. Proulx noted that she saw the concerns as mainly being with housing density. Mr. Reed noted the description on page 44 was fairly accurate, but the core concept instead of prioritizing redevelopment, would rather prioritize protection of the rural landscape and a moderate small village residential and commercial development. He explained that using a qualifier such as ‘moderate’ and including restoration, connectivity, efficient and effective provision of community services, and improving quality of life would take the intense development scenario off the table. He added that it would be allowed but not incentivized.

Ms. Redfearn noted there will be at least one month to submit additional comments after the work session.

Mr. Reed noted that primary land use types should lead with conservation and preservation including historical and environmental. He added that leading with that makes everything else a question of scale. He noted that when listing the different intensity levels of residential they could use “small scale”. He

added that doing this would speak to the intention of not having intense development. He explained that it might be contrary to an UDA designation but he considers the issue to be with scale. He noted that the number 1 priority for Nellysford is that it is not a designated growth area. Ms. Proulx indicated this area may fit into the unfortunately named UDA due to Wintergreen development that is out of the scope of the Comprehensive Plan. Mr. Reed noted he did not want to take an UDA off the table but they should have all tools available to them. Ms. Proulx noted the language could be changed if/when there is a designation, for example a “town” or “village.”

Multi-family Dwellings & Land Use Types comments #30-33

Mr. Harman noted they should define what large scale and small scale mean. Mr. Rutherford noted that they should be defined in the Zoning Ordinance after Comprehensive Plan adoption. Mr. Rutherford noted that “multi-family” was a relative term and had changed over the years in different areas. Ms. Redfearn noted that duplexes, triplexes, and fourplexes were a primary land use type in rural villages. She noted that they could be a subdivided house as opposed to a row of townhouses. Mr. Rutherford questioned how they would define several roommates sharing a house. Mr. Reed noted that style of housing was very common in resort communities and patrons and employees commute due to high cost and lack of housing. Mr. Reed noted that having a connected location for employees to reside has been talked about at Wintergreen for a long time. Ms. Proulx noted that there had been some employee housing primarily for employees from foreign countries.

Mr. Reed noted that Nellysford is unique and looking at it separately from the rest of the county in how things are defined could be valuable. Ms. Redfearn clarified the discussion on scale and questioned if it should this apply to other Rural Villages as well. Mr. Rutherford noted that he had no issue including it with Rural Villages. Ms. Redfearn noted a strong sentiment in comments that Faber does not belong as a Rural Village and should be a Rural Destination. Mr. Rutherford noted that it would be consistent with the other areas categorized as Rural Villages. He noted that they were all train depots historically. Ms. Bishop noted that the intent was to support mixed uses in these areas. Mr. Rutherford noted they all have access to infrastructure such as water/sewer.

Ms. Redfearn referenced comment #32 regarding cluster subdivisions, adding that this is an issue of education and defining what they mean by a cluster subdivision. Mr. Rutherford and Ms. Redfearn noted that this would be more specifically defined in the Zoning Ordinance. Ms. Bishop added that the Planning Commission had a work session to go over the current cluster ordinance and determined that a lot of the information needed would come out of the Comprehensive Plan update. Ms. Proulx noted that conservation subdivision could be a term used for cluster housing. Ms. Redfearn noted that they could look at alternate terms.

Additional Engagement & Planning Process comments #8-10

Mr. Harman noted that the bulk of the comments came from Nellysford and Afton and did not have much input from other areas. Ms. Redfearn noted that those numbers are true for the survey but they had a lot of people participate in workshops that were from other areas. Mr. Rutherford noted that they made an effort to get residents out to the workshops. Ms. Proulx noted that some of these comments were made likely because they were not aware earlier. She added that the county can only do so much

and it is their responsibility to pay attention to local government activities. Mr. Barton noted that the south district knew there was a plan going on and took interest. He added that their constituents noted they were confident in the process and felt that all Board of Supervisors members could say the same. He added that it was the Board's responsibility to represent their interests. Mr. Reed noted they had done an exemplary job of soliciting public comment and adding an additional public meeting. He added his only concern was that there be ample time for public review of the final draft before the public hearings begin. Ms. Allen asked if there were ways to reach the public better. Ms. Redfearn suggested having public review copies at churches. She confirmed the website remained open indefinitely. Mr. Reed noted that there should be an executive summary so that everyone would not have to read the entire plan. Ms. Allen recommended running an extra ad before the public hearings. Mr. Musso noted that for a small community they have had great turn out so far. Mr. Rutherford noted that they have added work sessions and have been working on this for well over a year.

Comment #1 regarding Spanish translation. Mr. Amante noted he did not think this was necessary. Mr. Barton noted that they could include this in the Comprehensive plan recognizing agricultural workers in the community. Mr. Parr noted that more Spanish accessibility is worth considering, for example the county website for tax payments and other county services, especially internet based. Ms. Allen noted that schools send out mailings in English and Spanish. Ms. Proulx noted that it could be incorporated in the plan where services and equity are addressed.

Comment #2. Mr. Rutherford noted that Mr. Parr researching the idea of county social media could be a positive resource to get word out to the community. Mr. Rutherford and Mr. Parr added that it could be used to diffuse misinformation and cover a lot of ground quickly when getting information out. The consensus was not to include quarterly public forums. Mr. Parr noted that he was available through email and phone as well as at their monthly meeting. Mr. Rutherford added that a public forum should be at the discretion of the supervisor.

Comment #5. Mr. Reed noted the term "agritourism" is problematic because it was unclear and included much of the food and beverage industry. Mr. Musso noted that the General Assembly had just passed more stringent guidance for farm wineries. Mr. Reed noted they want to support agriculture at all scales, not specifically agritourism. Mr. Rutherford noted that many farms might not survive without agritourism. Ms. Proulx noted that farm wineries are keeping the land in agricultural use. Mr. Rutherford noted that there should be additional definitions for clarity. Ms. Redfearn noted that they could read through the economy chapter to incorporate agriculture of all scales. Mr. Reed asked if they could have a redline version of the plan after the session. Ms. Redfearn confirmed that they would.

Comment #14. Ms. Redfearn questioned if they should have a local housing plan rather than a regional one. Mr. Rutherford noted that housing was a regional issue. He was not against having a local plan but noted that they could not have a local plan without a regional plan. He added that the regional plan is updated actively but that there are housing issues specific to Nelson County. The consensus was to pursue a Nelson County Affordable Housing Study.

Comments #18-19. Mr. Rutherford noted that most of these uses are by Special Use Permit. He noted that the industrial park in Colleen still did not have much in it and was not comparable to industrial parks in nearby localities. Consensus was to not make any changes.

Comments #20-21. Mr. Rutherford noted that Mr. Reed had already recommended prioritizing preservation. Mr. Reed noted that many things in the Comprehensive Plan need to remain broad. Consensus was to not make any changes.

Comments #34-36. Consensus was to not make any changes regarding comment #34. Mr. Rutherford noted that they did not have mechanisms to regulate clear cutting. Consensus was to not make any changes regarding comment #35. Ms. Allen noted that it would not be practical to include a resource list in the plan because they require updating. She noted that this should be on the county website. Ms. Redfearn noted that it could be done by including a strategy in the plan to provide these resources.

Comments #60-61. Ms. Redfearn noted that comment #60 should be addressed in a recreation plan. Consensus was to not make any changes regarding comment #60. Mr. Rutherford noted that it has been interesting to see electric vehicle fleets in certain industries. He added that there are now residential building code requirements to include EV charging. Ms. Allen questioned how many people travel through the county and would stop to charge their vehicle. Ms. Redfearn questioned if they need to be specific about solar powered stations. The consensus was to leave the strategy broad.

Comment #82. Ms. Redfearn noted that they would be including an Executive Summary.

Ms. Redfearn questioned how they should change the language in the plan regarding the UDA. Ms. Bishop noted that the plan is to remove language about GAP due to withdrawal of the UDA application. She added that the plan would be updated at least every five years. Ms. Redfearn noted that they would accept any edits regarding prioritization in Implementation Matrix prior to the final draft.

Next Steps



Public Hearings and Adoption – November

Ms. Redfearn noted that they would like final edits by October 26th but that this date can be extended. She added that they could have the final draft available for posting by December 7th and then schedule

public hearings early-mid Winter of 2024. She noted that there would be separate hearings at Planning Commission and Board of Supervisors. Mr. Rutherford noted that these should not be during regular meeting times. Ms. Bishop noted that the meetings should be held at the high school. It was noted that the Planning Commission public hearing could be January at earliest with the Board of Supervisors in February or March.

Mr. Musso asked if October 26th was a good date to turn off public comments. Consensus was to do so and have all comments due by then. Ms. Redfearn added that after that all comments would go through the public hearing process.

Mr. Reed made a motion to adjourn the Planning Commission at 8:02 PM. Ms. Proulx seconded the motion.

Yes:

Mary Kathryn Allen

Phil Proulx

Ernie Reed

Mark Harman

Chuck Amante

Mr. Parr made a motion to adjourn the meeting at 8:02 PM. Mr. Barton seconded the motion.

Yes:

Jesse Rutherford

David Parr

Ernie Reed

Skip Barton

The meeting adjourned at 8:02 PM

Respectfully submitted,

Emily Hjult

Emily Hjultstrom

Planner/Secretary, Planning & Zoning

DRAFT



Nelson County Planning Commission
Meeting Minutes
October 25, 2023

Present: Chair Mary Kathryn Allen and Commissioners Mike Harman, Phil Proulx, Chuck Amante, Robin Hauschner. Board of Supervisors Representative Ernie Reed

Staff Present: Emily Hjulstrom, Planner/Secretary

Call to Order: Chair Allen called the meeting to order at 7:02 PM in the General District Courtroom, County Courthouse, Lovingston.

Review of Meeting Minutes

July 26th, 2023

Ms. Proulx made a motion to approve the minutes from the July 26th, 2023 Planning Commission Meeting. Mr. Amante seconded the motion.

Yes:

Mike Harman

Ernie Reed

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

Chuck Amante

August 23rd, 2023

Mr. Amante made a motion to approve the minutes from the August 23rd, 2023 Planning Commission Meeting. Mr. Hauschner seconded the motion.

Yes:

Mike Harman

Ernie Reed

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

Chuck Amante

All yes.

Public Hearings:

SUP 1050 – Campground:

Ms. Hjulstrom presented the following information:

DRAFT

**Nelson County
Planning Commission**

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: October 25, 2023
Re: SUP #1050 – North Fork Cabins – 6973 North Fork Road

BACKGROUND: This is a request for a special use permit for a campground use on property zoned A-1 Agriculture.

Location / Election District: 6973 North Fork Road / West District

Tax Map Number(s) / Total Acreage: 16-A-17 / 100.2 +/- total

Engineer Information: Shimp Engineering, P.C. (Justin Shimp), 912 East High Street, Charlottesville, VA 22902, 434-227-5140, justin@shimp-engineering.com

Owner Information: Lacy Montebello LLC (Jerry Bowman), 130 W Plume Street, Norfolk, VA 23510, 757-243-1270, jbowman@evalaw.net

Comments: This property is primarily a wooded lot with an existing dwelling that is occupied by the property's general manager. The applicant and owner are proposing to develop a portion of the property to be utilized for up to twenty (20) campsites. Major Site Plan #742 for nine (9) cabins (by-right vacation houses) was approved by the Planning Commission on February 22, 2023, and was finalized on April 5, 2023. Currently, four (4) cabins have been constructed. This project is in a different location, although on the same property. According to the narrative, the project is planned over two phases – the first six (6) campsites as shown on the site plan, with an area reserved for the development of the remaining fourteen (14) sites. These "luxury campsites" are proposed to be tents on deck platforms with access to utilities, accompanied by a bathhouse.

DISCUSSION:

Land Use / Floodplain: This area is residential and agricultural in nature; the majority of this area is wooded and mountainous. Zoning in the vicinity is A-1 Agriculture. There is some floodplain located on the property, although this site is not located within these bounds.

Access / Traffic / Parking: The property is proposed to be accessed by an existing entrance from North Fork Road. Comments from VDOT will be provided at the meeting. The existing cabins site is accessed by a separate entrance closer to Zinks Mill School Road.

Utilities: Any comments from the Health Department will be provided at the meeting. The campsites are proposed to have access to water and electricity, with a centrally located bathhouse.

Erosion & Sediment Control: Total disturbed area for this project is shown to be 1.74 acres. This requires an Erosion & Sediment Control Plan to be approved by the Building Inspections Department, and a Stormwater Management Plan to be approved by the Department of Environmental Quality (DEQ). To accommodate an often lengthy DEQ review process, the applicant is requesting an additional year to diligently pursue construction should the request be approved (total of two years from approval date).

Comprehensive Plan: This property is located in an area designated Rural and Farming on the Future Land Use Map, which "would promote agricultural uses and compatible open space uses but discourage large scale residential development and commercial development that would conflict with agricultural uses. The Rural and Farming District would permit small scale industrial and service uses that complement agriculture. Protection of usable farmland should be encouraged. Clustering of any new development in areas of a site without prime or productive soils will enhance the protection of prime or productive soils for future agricultural uses."

Conditions: Should Planning Commission recommend approval of SUP #1050 for a campground, staff would recommend the following conditions:

1. There shall be no more than twenty (20) sites.
2. The owner shall have an additional year to establish the use (two years from date of approval).

All applications for Special Use Permits shall be reviewed using the following criteria:

- a. The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;
- b. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property;
- c. The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and
- d. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

Attachments:
Application
Narrative
Site Plan
Color Rendering
Zoning

Ms. Hjulstrom added that VDOT had the following comment:

Emily Hjulstrom

From: Brown, Daniel J., P.E. (VDOT) <Daniel.Brown@VDOT.Virginia.gov>
Sent: Wednesday, October 25, 2023 10:45 AM
To: Emily Hjulstrom; Davis, Travis (VDH)
Cc: Dylan Bishop
Subject: Re: Site Plans for October 25th Planning Commission

Emily,

VDOT has no concerns. Only comment at this time would be that when plans are developed and submitted, we will be mainly focused on the design of the entrance for the anticipated use. From what I am looking at currently without the benefit of trip generation information, the entrance would align with a Low Volume Commercial Entrance or a Moderate Volume Commercial Entrance.

Thank you,



Daniel J. Brown, P.E.
Assistant Residency Engineer/Area Land Use Engineer
Appomattox Residency - Lynchburg District
Virginia Department of Transportation
O: 434-352-6675
C: 434-215-9162
Daniel.Brown@VDOT.Virginia.gov

Ms. Hjulstrom added that VDH had the following comment:

Blue Ridge Health District
VIRGINIA DEPARTMENT OF HEALTH



Charlottesville/Albemarle
Health Department
1136 Rose Hill Drive
Charlottesville, VA 22903
office 434-972-6200 | fax 434-972-6111

October 24, 2023

Emily Hjulstrom, Planner
Nelson County Planning & Zoning
84 Court Square
Lovingsston, VA 22949

RE: Special Use Permit #1050 - Campground
6973 North Fork Road
Tax Map: 16-A-17

Ms. Hjulstrom:

As requested, I have reviewed the Minor Site Plan, dated 8/17/23, for the proposed development, referenced above. It is noted that both water and sewer are to be provided by onsite systems. I have no concerns or objections to the request for a special use permit for the proposed campground. However, our office will need to review and approve plans for the onsite septic & well systems as conforming to current regulatory requirements prior to recommending approval of any future Final Site Plans.

The developer should also note that the proposed water system may exceed the threshold by which it will be required to be regulated by the VDH Office of Drinking Water as a waterworks.

If there are any questions or concerns, please give me a call, 434-972-4306.

Sincerely,

Alan Mazurowski
Environmental Health Supervisor
Blue Ridge Health District
alan.mazurowski@vdh.virginia.gov

Mr. Harman asked if any portion of the project by-right. Ms. Hjulstrom explained that the Special Use Permit is for the campground and the cabins are by-right and will require site plan approval.

Jerry Bowman of 6973 North Fork Rd in Montebello is the applicant. He explained that his son lives on the property and that the property would ultimately become their family vacation home when he retires. He explained that taking care of the campsites would be his son's primary job and that his son would be there most of the time. He noted that there is an existing road that has been there for many years that would be the access to the camping sites. He explained that the sites would be temporary tents on raised platforms. He explained that they would be providing the tents and would not allow guests to bring their own tents or RVs.

Mr. Bowman explained that access to the property comes from four different directions:

- By coming off of the Blue Ridge Parkway which is approximately a mile away. He added that they were close to 12 Ridges Winery.
- From where Zink's Mill Rd intersects with Route 56.
- From Spy Run Gap through Zink's Mill Rd.
- By turning onto North Fork Rd off of Route 56.

He explained that the latter option is the more difficult option with a curvier road. He noted that VDOT does not see an issue with the amount of trips generated by the project. He explained that they didn't know if they would build all of the proposed sites. He explained that they plan to build the first 6 to test the market before building the rest. He noted that if they were to build all 20 sites the amount of traffic on a section of road at any given time would be minimal. He added that it is a narrow road but with places to pull over and allow others to pass. He explained that there was not much traffic on the road.

Mr. Bowman explained that there would be a very nice bathhouse with individual rooms for guests. He noted that there has been tremendous interest in recreational facilities since the COVID-19 pandemic. He noted that his opinion was that recreational facilities were the future of Nelson County. He added that affordable housing is a problem everywhere. He explained that affordable housing is being taken away by Airbnb and short-term rental options. He explained that this issue could be alleviated by campgrounds.

Ms. Proulx asked if the VDOT report stated that they did not have trip-generation information. Ms. Hjulstrom confirmed that VDOT's preliminary comments had not included trip-generation information. Mr. Bowman noted that the trip generation calculations that he was referring to were their own calculations and not VDOT's.

Mr. Amante asked why the reserved area for 14 sites was smaller than the area shown for the 6 sites. Justin Shimp of 148 Tanbark Drive in Afton is the engineer on the project. He explained that it was an approximate area and that they had not fully laid the sites out. He added that due to topography the second-phase sites would be closer together than the first-phase sites.

Chair Allen opened the public hearing at 7:19 PM.

Robert Bennett of 160 West Square Place in Richmond thanked the Planning Commission for the Adjoining Property Owner letter he received. He explained that a little over a year ago land was cleared right up to his property line. He explained that he did not know that this was a commercial project until he received the letter from the County. He explained that if he came down Zinks Mill School Ln it was

impossible to turn around. He explained that if there was a forest fire there would be a challenge with EMS vehicles trying to get down the road while people are trying to evacuate. He added that the property was very steep and that the hardwood on the subject property was cut about 20-25 years ago. He explained that there would be a chimney effect if there were a fire. He noted that with 20 sites the fire risk goes up significantly. He asked the Planning Commission to defer to the local fire department for their assessment of the risk. He noted that utilities were also in question but that they were beyond his area of expertise. He explained that he is often on his property alone with very little cellphone coverage to let people know if he is in trouble.

Marilyn Evans of 6005 North Fork Rd explained that her concerns are personal. She explained that she agreed with Mr. Bennett that they have a very small volunteer fire department. She added that if there were a camper up there that lost control of their fire the entire community would be in trouble. She noted that she first met Mr. Bowman some time ago and welcomed him into their home. She explained that he told her there would be three cabins on the lower portion of the property and only personal residences further back in the property. She added that there was no mention of a campground or indication that it would be anything other than a personal residence. She added that she found this very disingenuous and a concern to all who live on North Fork Rd.

Mr. Charles Kaye of 1454 Fork Mountain Ln showed where his property adjoined the applicant's property. He noted that the developers have done an impressive job putting the project together. He added that was their job to convince the Board that it was a good thing to do. He added that they knew it was a bad idea due to the amount of neighbors that had sent in their comments and showed up at the public hearing. He explained that this would only benefit the developer who does not live in Montebello permanently. He explained that this would change the use and development of the area. He explained that the glamping campground would bring in the usual problems such as noise pollution, light pollution, traffic, etc. He noted that this property would not provide employment for the area as claimed and that it would. He also questioned how the property helped the housing shortage. He explained that the existing campgrounds along Route 56 were empty during the current peak foliage season. He added that he had seen a study recently that explained that any development does not produce net revenue but requires increased property taxes. He explained that the sites would be near the property that he bought for quiet enjoyment. He added that they bought their property five years ago for quiet enjoyment. He added that the traffic issues had already been addressed and that they are small roads that aren't designed for this kind of traffic. He explained that there would be no way to keep people from walking on their property to see the more interesting parts of the river. He noted that they are on the top of the ridge where there are wind gusts up to 20-30 mph when it was as calm as it could be at the base of the property. He noted that this project would help the applicants but not the community.

Jane Hoffman of 16406 Crabtree Falls Hwy noted that she spoke with their volunteer fire chief that evening and that his concern was access. She noted that there is no possibility of a fire truck coming down the one-lane North Fork Rd and allowing anyone else to get down the road. She added that this was a proposal that snuck through while the community was not aware. She explained that she had not heard about this project until a day and a half before the meeting. She asked for more time for the community to provide input. She noted that there would be over 100 people that would be willing to say that they do not support the proposal in any way, shape, or form. She noted that there are many people that grew up on that mountain and considered this kind of project as an infringement on their rights as

founding members of the community. She added that the roads do not require the infrastructure necessary for this kind of endeavor. She noted that this would be a travesty to the rural Nelson County philosophy.

Chris Bowman of 6973 North Fork Rd explained that he and the other applicants did not try to sneak this project through. He explained that since building the original cabins they realized the expense of getting the concrete and workers up there. He added that they are trying to shift to a project that could be done with less manpower and expense. He explained that he let the neighbors know after they were approved last year that they would be building 9 cabins. He explained that issues like fire can be addressed by clearing the area and providing fire pits with gravel surrounding them. He clarified that the line shown on the plat is not a property line and that the property line is further down.

Jeri Lloyd of 9322 Rockfish Valley Hwy in Afton noted that she has concerns about this project. She asked how camping could be seen as affordable housing. She added that glamping was not affordable for the majority of people. She added that every cabin would have its own facility and questioned how the facilities would be connected. She explained that the topography of that area was not conducive to individual facilities. She noted that VDH noted that water usage in that area may exceed what is needed. She noted that she heard there were 20 by-right cabins and 20 campsites. She explained that she was confused because she had heard others reference 6 or 14 cabins. She added that the developer has other projects approved by the county that have not been completed. She noted that she did not think the project was well thought out and that there needed to be more community involvement. She noted that she hoped the Planning Commission would vote no.

Chair Allen closed the public hearing at 7:36

Mr. Hauschner asked if the 20 sites were in addition to the 9 cabins that were by-right. Ms. Hjulstrom explained that the 9 cabins were by right and had already been approved on a Major Site Plan. She added that the two additional cabins were also by-right but that the 20 proposed campsites require the Special Use Permit. Ms. Proulx asked how many cabins they could have by right. Ms. Hjulstrom explained that with 100 acres they could potentially have 50 cabins by right if they were able to obtain VDH, VDOT, and other applicable approvals. Mr. Reed asked if it were common to not show the second phase of a project in detail. Ms. Hjulstrom explained that it had been done before when pursuing a Special Use Permit. She noted that they would need to be in detail before they could obtain final site plan approval.

Ms. Proulx noted that she was not comfortable with the project. She added VDOT looked simply at site distance and how wide the entrance had to be. She explained that they do not evaluate safety considerations like emergency service accessibility. Ms. Hjulstrom added that the Director of Emergency Services, John Adkins, had asked that fire and emergency services would be able to access the property. Chair Allen noted that fire and emergency services want access to everything. She noted that there was one access to the site.

Mr. Hauschner noted that the waterway in that location is sensitive. He pointed out that any disturbance could affect the stocked and native trout in that area. He added that the character of the area did not match with the scope of the proposal. Mr. Amante noted that they could build 6 more

cabins by right and not need the Special Use Permit. Chair Allen noted that they could still build those additional cabins by right on top of the Special Use Permit for the campground. Mr. Amante questioned whether they could limit the number of campsites. Chair Allen noted that they could make the recommendation that it be less than 20 sites. Mr. Harman noted that he was not in favor of this campground, he explained that it did not fit the area and the roads would not accommodate it. He added that there were a lot of issues with the Special Use Permit. He added that they need to fix the by right usage for the future. Ms. Proulx agreed and referenced when the same issue came up with Rockfish Ranch. Mr. Amante questioned if that was a state regulation. Ms. Hjulstrom noted that it came from the Zoning Ordinance. Mr. Reed noted that some time in the next year they would be having zoning discussions and proposals from the Planning Department to make changes to the Zoning Ordinance. He explained that this was an example of one of the things that needed to be fixed. He added that he was not in favor of the proposal. Mr. Amante noted that he was not in favor of the project but that he was trying to point out that they could build 6 more cabins by right instead of the 6 campsites. Chair Allen noted that they did not need to add a Special Use Permit on top of by right uses that they wished to make changes to. Ms. Proulx added that it would be more expensive for the applicants to build cabins.

Mr. Harman made a motion to recommend denial of SUP 1050 for a Campground. Mr. Hauschner seconded the motion.

Yes:

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

Chuck Amante

Mike Harman

Ernie Reed

SUP 1044 – Campground:

Ms. Hjulstrom presented the following information:

Nelson County Planning Commission

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: October 25, 2023
Re: SUP #1044 – Campground (2 sites) – Crabtree Falls Hwy (Tyro)

BACKGROUND: This is a request for a special use permit for a campground use on property zoned A-1 Agriculture.

Public Hearings Scheduled: P/C – October 25; Board – November 16 (tentative)

Location / Election District: Crabtree Falls Hwy / West District

Tax Map Number(s) / Total Acreage: 41-A-31 / 0.828 +/- total

Applicant/Owner Contact Information: John H. Jr. and Roberta Fitzgerald, 266 Big Rock Road, Tyro, VA 22976, 434-277-8044, thinpine@aol.com / rhfitz9701@aol.com

Comments: This property is currently vacant and located within the Regulatory Floodway. The owners currently use the lot for tent camping and fishing, and are proposing to rent out two portable tiny homes on wheels for short-term lodging. Section 10-13(D)2 of the Floodplain Ordinance allows public and private recreational uses and activities in the Floodway. The applicants received a special use permit (#764) on December 13, 2022 for two sites on the adjoining parcel that remains active.

DISCUSSION:

Land Use / Floodplain: This area is residential and agricultural in nature. Zoning in the vicinity is A-1 Agriculture. The property is entirely located within the Floodway.

Access / Traffic / Parking: The property is accessed by an existing entrance on Crabtree Falls Hwy. Any comments from VDOT will be provided at the meeting.

Utilities: The applicant has existing electric service to the property and existing septic permitted by VDH. Any additional comments will be provided at the meeting.

Comprehensive Plan: This property is located in an area designated Rural and Farming in the current Comprehensive Plan, which would promote agricultural uses and compatible open space uses but discourage large scale residential development and commercial development that would conflict with agricultural uses. It would permit small scale industrial and service uses that complement agriculture and protection of usable farmland shall be encouraged.

Conditions: Should Planning Commission recommend approval of SUP #1044 for a campground, staff would recommend the following conditions:

1. There shall be no more than 2 sites, and the 2 units shall be provided by the property owner.

All applications for Special Use Permits shall be reviewed using the following criteria:

- a. The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;
- b. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property;
- c. The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and
- d. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

Attachments:
Application
Narrative
Site Plan
Zoning and Floodplain

Ms. Hjulstrom added that VDOT had the following comment:

Emily Hjulstrom

From: Brown, Daniel J., P.E. (VDOT) <Daniel.Brown@VDOT.Virginia.gov>
Sent: Wednesday, October 25, 2023 10:45 AM
To: Emily Hjulstrom; Davis, Travis (VDH)
Cc: Dylan Bishop
Subject: Re: Site Plans for October 25th Planning Commission

Emily,

VDOT has no concerns. Only comment at this time would be that when plans are developed and submitted, we will be mainly focused on the design of the entrance for the anticipated use. From what I am looking at currently without the benefit of trip generation information, the entrance would align with a Low Volume Commercial Entrance or a Moderate Volume Commercial Entrance.

Thank you,



Daniel J. Brown, P.E.
Assistant Residency Engineer/Area Land Use Engineer
Appomattox Residency - Lynchburg District
Virginia Department of Transportation
O: 434-352-6675
C: 434-215-9162
Daniel.Brown@VDOT.Virginia.gov

Ms. Hjulstrom added that VDH had the following comment:



Blue Ridge Health District
VIRGINIA DEPARTMENT OF HEALTH



Charlottesville/Albemarle
Health Department
1135 Rose Hill Drive
Charlottesville, VA 22903
office 434-972-6200 | fax 434-972-4311

October 24, 2023

Emily Hjulstrom, Planner
Nelson County Planning & Zoning
84 Court Square
Lovingsston, VA 22949

RE: Special Use Permit #1044 - Campground
Tax Map: 41-A-31

Ms. Hjulstrom:

I have reviewed the information provided and have no concerns or objections to the request for a special use permit. Note that according to *12VAC5-450-10* of the current *Rules & Regulations Governing Campgrounds*, a campground is defined as three (3) or more campsites. Since the subject proposal is for two (2) campsites, a campground permit will not be required from this office.

If there are any questions or concerns, please give me a call, 434-972-4306.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Mazurowski'.

Alan Mazurowski
Environmental Health Supervisor
Blue Ridge Health District
alan.mazurowski@vdh.virginia.gov

J. H. Fitzgerald Jr. of 266 Big Rock Rd in Tyro is the applicant and owner. Mr. Harman asked if there was a by right use involved. Ms. Hjulstrom explained that there are no by right uses being reviewed and the

application was specifically for a two-site campground. She added that the parcel does not show up on the GIS but that it did have a plat and title card to confirm it existed. Ms. Hjulstrom also noted that the tiny houses were to be treated as travel trailers due to them being on wheels and temporary in nature. She explained that if the tiny houses were put on foundations they would need to be brought up to the standards of a dwelling and comply with regulations for dwellings.

Chair Allen asked if Mr. Fitzgerald had had to move the existing tiny houses on the neighboring parcel. Mr. Fitzgerald noted that he had not had to move them. Chair Allen asked if Mr. Fitzgerald had placed both tiny houses that he was approved for on the neighboring parcel. Mr. Fitzgerald confirmed that he had. Mr. Amante asked if there were a separate septic and drain field. Mr. Fitzgerald explained that one site would use the same drain field as the existing two sites where the other one might be utilized for trailers that have their own sewer and water facilities. Ms. Hjulstrom noted that one of the staff's recommendations was that the units shall be provided by the property owner. She explained that the Planning Commission could remove this recommendation to allow Mr. Fitzgerald to have campers bring their own unit. Mr. Fitzgerald noted that he was ok with that condition and could utilize his own unit. Mr. Hauschner asked if these units were separate from what was already approved. Ms. Hjulstrom explained that two sites had been approved on one parcel and this application was for two sites on the adjacent vacant parcel.

Chair Allen opened the public hearing at 7:58 PM

Jeri Lloyd of 9322 Rockfish Valley Hwy noted that this property is less than an acre. She explained that Hurricane Camille wiped out everything in that area. She added that the property was in the floodplain. She asked what would be utilized for water and septic. She questioned cramming two campsites on less than an acre. She questioned why she could not put a house on an acre of land. She noted that if you were to go driving up that road seeing all of those little tiny trailers would be horrible.

Chair Allen closed the public hearing at 8:00 PM

Mr. Amante explained that his issue with the previous application was having a septic system in the floodplain but that it already exists. He added that he did not see a problem with the application. Ms. Proulx noted that the tiny houses could be moved in the case of a flood. She added that she liked the condition that the units be provided by the property owner. Mr. Harman noted that they were going to see applications like this popping up all over the place. He noted that they need to evaluate the situation as a planning body. Mr. Hauschner noted that he is more amenable to transient lodging that did not utilize a dwelling. He added that he is afraid of setting a precedent for more campgrounds. He noted that until the county puts some stricter regulations on short-term rentals, he is not into the idea of issuing more Special Use Permits for short-term rentals in any form. Mr. Amante noted that the short-term rental problem is everywhere. He questioned where and how they could address this issue. He added that he has the same issue with cellphone towers where everyone wants one now. Mr. Reed noted that as soon as they get an approved Comprehensive Plan, they will get recommendations from staff and look at potential zoning options.

Chair Allen noted that she didn't have a big problem with this application due to this being a property where you could not build a house. She added that with the owner providing the unit, it would be more appealing than the alternative. Ms. Proulx noted that she was okay with the application with the two conditions recommended.

Mr. Amante made a motion to recommend approval of SUP #1044 for a campground with the following conditions:

- 1. There shall be no more than 2 sites, and the 2 units shall be provided by the property owner.**
- 2. The sites shall be serviced by adequate water and septic facilities to be occupied.**

Ms. Proulx seconded the motion.

Yes:

Mary Kathryn Allen

Phil Proulx

Ernie Reed

Chuck Amante

No:

Mike Harman

Board of Supervisors Report:

Mr. Reed noted that the next Route 151 Corridor Study Meeting would be November 1st. from 4-6 PM at the Rockfish Valley Community Center. Mr. Reed noted that the Service Authority had just received a \$250,000 grant to add the sewer and water systems to the GIS. He noted that the Board denied SUP 998 for a vacation house and approved SUP 1005 for a one-site campground. Ms. Proulx noted that there is a sign on the parcel for SUP 998 that says "Two Chicks".

Ms. Proulx made a motion to adjourn at 8:16 PM. Harman seconded the motion.

Yes:

Mike Harman

Ernie Reed

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

Chuck Amante

Respectfully submitted,

A handwritten signature in black ink that reads "Emily Hjulstrom". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Emily Hjulstrom

Planner/Secretary, Planning & Zoning

DRAFT

WILD ROSE
SOLAR PROJECT

November
2023

Wild Rose Solar Project



Agenda

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SOLAR PROJECT



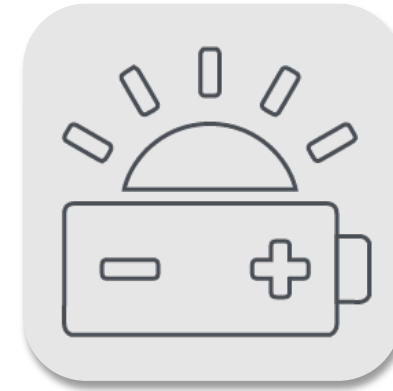
Savion Company
Overview



How Solar Works



Why Solar Power



Wild Rose Solar Project



Questions

About Us



Founded in 2019, the Savion team is comprised of utility-scale solar and energy storage development experts.



U.S. based company headquartered in Kansas City, MO, with projects in various phases across 33 states.



Over 190 employees providing comprehensive services at each phase of renewable energy project development.

Projects Portfolio

WILD ROSE
SOLAR PROJECT

Solar and Energy Storage in
Operation/Under
Construction/Contracted

2,658 MW
33 Projects
13 States

Solar in Development

19,651 MW
89 Projects
27 States

Energy Storage in Development

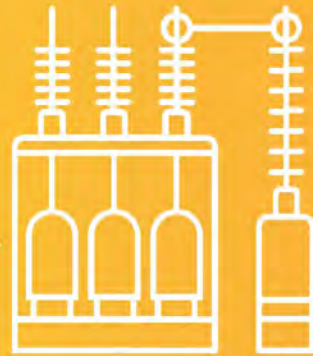
14,544 MW
80 Projects
27 States

How Solar Energy Works

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SOLAR PROJECT



Photovoltaic panels convert sunlight into energy and the inverter converts the DC electricity into AC



A substation increases the voltage to transmit via transmission lines



The transmission grid provides the clean energy to our homes and businesses



Construction

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SOLAR PROJECT



Construction

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Operations

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Operations

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Why Solar Power?



Cost-Effective

Solar power is not only cost-competitive with conventional electric generation—it hedges against fluctuating fuel and transportation cost risks.



Reliable

Solar photovoltaic systems demonstrate high availability levels and provide reliable power during peak electrical demand periods.



Sustainable

Solar photovoltaic systems produce sustainable, clean electricity, which significantly reduces atmospheric emissions.



Creates Grid Diversification

Solar power provides additional diversification to the nation's electric generation mix and increases stability and security of the electric grid.



Produces Positive Economic Impacts

Solar power electric generation contributes to the economic revitalization of local communities through increases to the local tax base, creating an influx of new funding to local schools, and dollars for the local community during the construction process.

Typical Development Process

- Projects take 4-7 years from inception to construction
- **Early-Stage**
 - Sign agreements with landowners
 - Desktop Environmental Studies
 - File interconnection application
- **Mid-Stage**
 - Permitting – State and/or Local as required
 - Transmission System Impact Study
 - Field Environmental Studies –Threatened & Endangered Species, Wetlands
- **Late-Stage**
 - Signed Utility Sale Agreement (PPA or purchase)
 - Design and Engineering
 - Procurement
 - Transmission Facility Study and Interconnection Agreement
 - Construction



Project Details

Wild Rose Solar Project

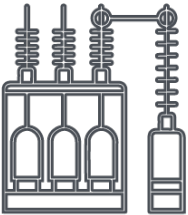
WILD ROSE
SOLAR PROJECT

Solar



- Proposed 90 MW Solar Project
- Equivalent to powering ~14,000 VA Homes

Interconnection



- POI: AEP Gladstone Substation

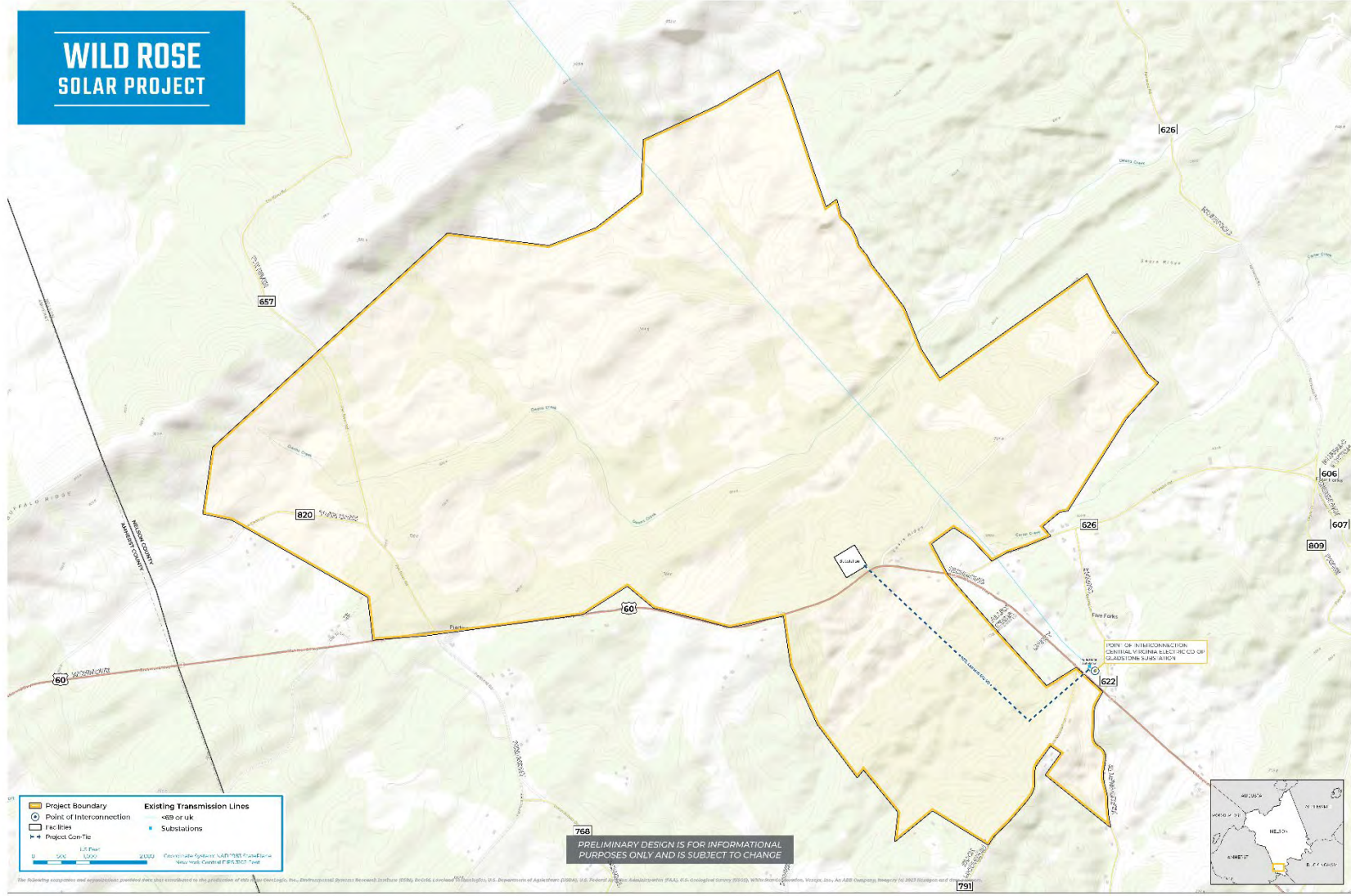
Site Control and Permitting

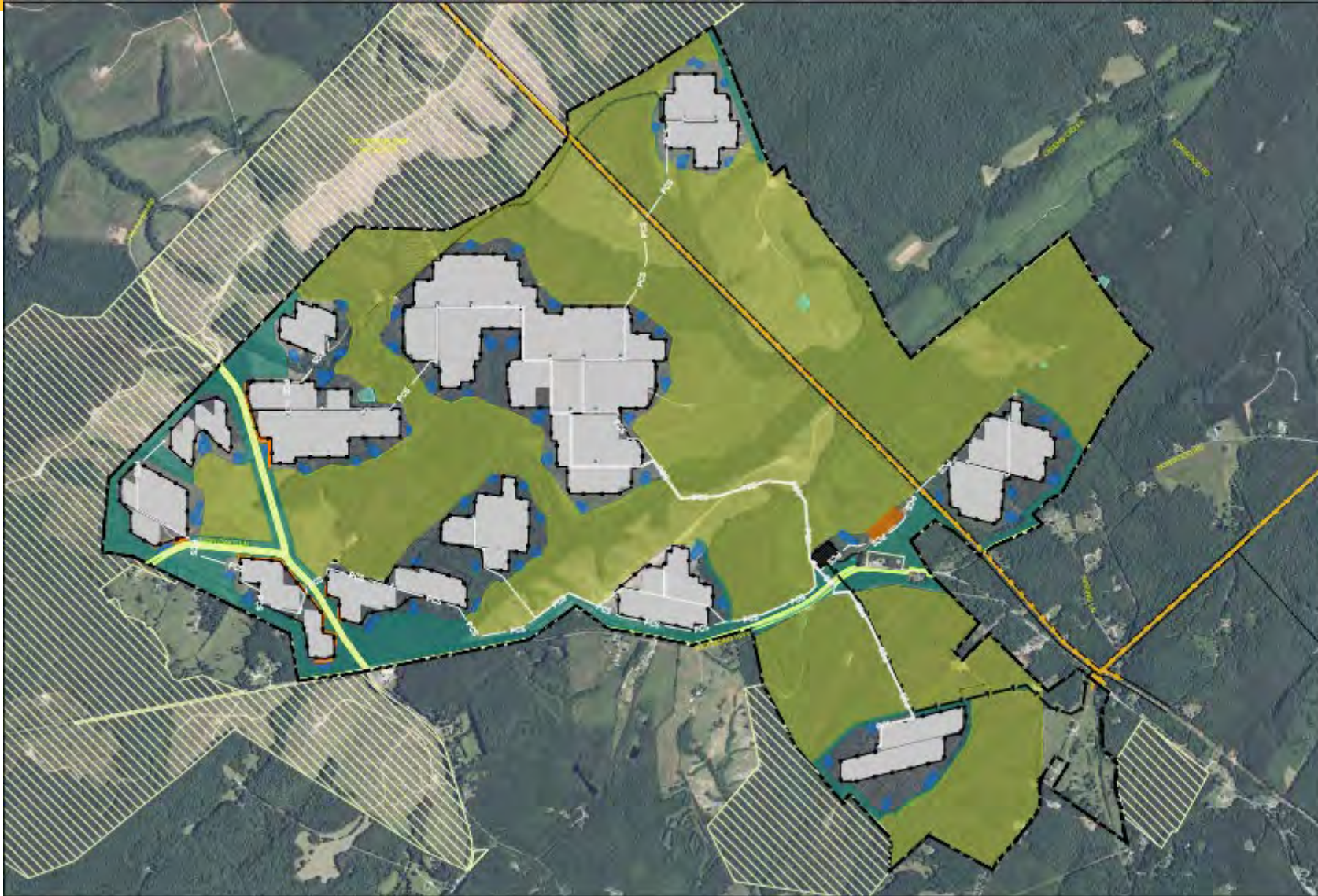


- Project Site 100% secured
- Large timber tract in rural area
- No significant environmental issues



Project Boundary





LEGEND - LANDSCAPE PLAN	
DESCRIPTION	
	LANDSCAPE SCALING
	EXISTING VEGETATION MAINTAINED (REGULATED SCENARIOS)
	EXISTING VEGETATION MAINTAINED (VOLUNTARY BUFFER)
	MANAGED PINE PLANTATION
LEGEND - GENERAL	
	SEI BOUNDARY
	SECURITY FENCE
	SOLAR ROWS
	EXISTING CEMETERY
	SITE ACCESS
	DEEP HEAD TRANSMISSION LINE
	PROPOSED BUFFER
	UTILITY EASEMENT
	22 TELEPHONE
	AREA FOR SUBSTATION
	PROPOSED CONFORMANCE FACILITY
	PROPOSED LANDSCAPE YARD
	ADJACENT PROPERTY



Local Economic Impact

High Local Economic Impact – Property Tax for a 90 MW project

- Increased revenue to Nelson County
- Estimated \$8.04 MM in tax revenue to Nelson County over the expected 40-year project life
 - Approximately \$140,000/ year

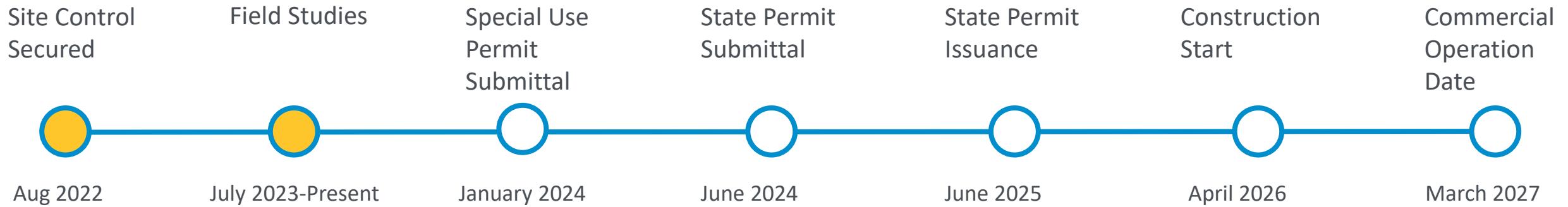
No cost impact to local school districts, public infrastructure, or emergency services.

- No Stress on local infrastructure or sewer (no heavy haul or general traffic increase caused by ongoing Project operation)
- Minimal water use
- Project will be a “silent revenue generator” for Nelson County (no noise or emissions)

Construction benefits

- ~250 direct and indirect construction jobs through construction; local labor used as available
- Local companies such as landscapers, printers used directly for project needs
- Approximately 1 year of increased revenues to local business such as equipment rentals, hotels, restaurants, gas stations etc.
- 2-5 permanent O&M jobs plus indirect services

Milestone Schedule



PROJECT STUDIES AND PERMITS

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Studies & Reports

- Phase I Environmental Assessment
- Threatened & Endangered Species Review
- Traffic Study
- Decommissioning Plan
- Glint/Glare Analysis
- Landscape Screening Plan
- Biological Habitat Assessment
- Wetland Delineation
- Cultural Resource Studies
- Geotechnical Review & Hydrology Study

Permits

- Special Use Permit (Nelson County)
- 15.2-2232 Substantially in Accord Determination (Nelson County)
- Permit By Rule (VA DEQ)
- Jurisdictional Determination (US Army Corps of Engineers)
- Stormwater Pollution Prevention Plan (VA DEQ)



PERMIT BY RULE

VA Department Of Environmental Quality

- DEQ enables the construction and operation of renewable energy projects of 150 megawatts and less. DEQ's regulations take the form of permits by rule (PBR). Facilities can obtain authorization from DEQ by agreeing to comply with all the construction and operating requirements of the specific PBR.

Analysis of beneficial and adverse impacts on natural resources

- Analysis to Wildlife (Wildlife report and map from Virginia Fish and Wildlife)
- Analysis of Historical resources (compilation of known historic resources, Architectural Survey & Archaeological Survey)
- Analysis of other Natural Resources

Public Input

- Notice in local newspaper
- 30-day comment period
- Public meeting (held after 30-day comment period)

Contact

WILD ROSE
SOLAR PROJECT

Jeannine Johnson

Development Manager

Savion, LLC

jjohnson@savionenergy.com

Lauren Devine

Senior Permitting & Environmental Manager

Savion, LLC

ldevine@savionenergy.com

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All inquiries with respect to the presentation should be directed to: Savion Marketing

WILD ROSE
SOLAR PROJECT

QUESTIONS?

THANK YOU



Nelson County Planning Commission

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: January 24, 2024

Re: SUP #1085 – Campground (2 sites) – 5032 Rockfish Valley Hwy (Faber)

BACKGROUND: This is a request for a special use permit on property zoned A-1 Agriculture for a campground use for two (2) sites on two (2) adjacent parcels.

Public Hearings Scheduled: P/C – January 24; Board – February 13 (tentative)

Location / Election District: Rockfish Valley Hwy, Faber / North Election District

Tax Map Number(s) / Total acreage: 22-A-59, 59D / 2.001, 2.00 acres +/-

Applicant/Owner Contact Information: Kelly A. Kahle, P.O. Box 448, Sherman, NY 14781, 434-262-2639, kellyakahle@gmail.com

Comments: These two adjacent properties are primarily wooded. A third adjacent parcel also owned by the applicant contains an existing cabin that the owner intends to secure a certificate of occupancy for and utilize as their primary dwelling.

The owner is proposing to establish two campsites – one on each lot. Lot 59D would contain a “yome” or “yurt home”, and a teepee style tent on Lot 59. These short term lodging options that are not offered within an approved dwelling are classified as a campground use and require a special use permit. According to the narrative and site plan, there is a shared parking area for both of the sites, and guests will access the individual sites by foot along the south property lines. The narrative indicates that they intend to hire out for property maintenance, lawn maintenance, and property management.

DISCUSSION:

Land Use / Floodplain: This area is agricultural and residential in nature, and is adjacent to Rockfish Presbyterian Church. These properties are located south of the Route 6 / Route 151 intersection, and north of the Wintergreen development on the east side of Route 151. There are no floodplains located on the property. This property is also located within the South Rockfish Valley Rural Historic District, although there are no County regulations or implications associated with this fact.

Access and Parking: The property is accessed by an existing commercial entrance on Route 151 that is shared with Rockfish Presbyterian Church. According to the application, guests will use the existing entrance to the property where a shared parking area would provide sufficient parking for the proposed use. An abandoned right-of-way along a utility easement along the southern property boundaries to access the sites is currently grass. VDOT indicated that they do not have any comments; that utilizing the existing commercial entrance will have no impact to Route 151.

Utilities: The narrative provided indicates that each site will have a camping toilet and self-contained sink station. Comments from the Health Department indicate that with two (2) sites, there is no VDH requirement for permanent sewage disposal or water supply. The applicant informed the Health Department that they plan to contract with a local company to provide and service a portable toilet and hand wash station, and to provide commercially available drinking water. The Zoning Ordinance definition for a campground use requires the provision of potable water and sanitary facilities.

Comprehensive Plan: In the 2002 Comprehensive Plan, this area is designated as Rural and Farming on the Future Land Use Map. This district would promote agricultural uses and compatible open space uses but discourage large scale residential development and commercial development that would conflict with agricultural uses. The Rural and Farming District would permit small scale industrial and service uses that complement agriculture. Protection of usable farmland should be encouraged.

RECOMMENDATION: The approval of special use permits should be based on the following factors:

1. The use shall not tend to change the character and established pattern of development of the area or community in which it proposed to locate.
2. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property.
3. The proposed use shall be adequately served by essential public or private water and sewer facilities.
4. The proposed use shall not result in the destruction, loss or damage or any feature determined to be of significant ecological, scenic or historical importance.

Should the Planning Commission recommend approval of SUP #1085 for a campground, staff recommends consideration/discussion of the following conditions:

1. There shall be no more than two (2) sites, and the accommodations shall be provided by the property owner.
2. Any lighting shall be directional and glare shielded to prevent light pollution onto adjacent properties and roadways and to protect the dark night sky.
3. There shall be no more than six (6) guests on these two (2) properties at any one time.
4. Fencing shall be installed along the southern property boundaries (discuss height and material).

5. There shall be no fire of any kind (including but not limited to campfire rings, grills, etc.) permitted on these two (2) properties.
6. Campsites shall be setback a minimum of 50' from the southern property boundary.

Attachments:

Application
Narrative
Site Plan
Photos
Zoning Map
Historic District Map
Public Comments



PERMIT APPLICATION:

Nelson County Department of Planning & Zoning

TO THE ZONING ADMINISTRATOR: Special Use Permit # 1085
application type application number

1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):

- Special Use Permit
- Rezoning from _____ to _____
- Conditional Rezoning from _____ to _____
- Other: _____
- Subdivision
- Site Plan – Minor
- Site Plan – Major

Reason(s) for request: 2 site Campground

(Please use reverse or attach additional sheet if more space is needed.)

2. Applicant(s) and Property Owner(s):
(Please provide names of applicants and property owners and indicate applicable title; if applicant is not the property owner, please show relationship, i.e. lessee, contract purchaser, etc.)

Applicant Property Owner Name: Kelly A. Kahle
 Mailing Address: PO Box 488 Sherman NY 14781
 Telephone #: 434-262-2639 Email Address: KellyaKahle@gmail.com
 Relationship (if applicable): _____

Applicant Property Owner Name: _____
 Mailing Address: _____
 Telephone #: _____ Email Address: _____
 Relationship (if applicable): _____

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) info.)

3. Location and Characteristics of Subject Property:

a. Address of Property (specific location, route numbers, street names, voting district, etc.):

5032 Rockfish Valley Hwy

b. Official tax map number: 22-A-59C (2.031) 22-A-59D (2)

c. Acreage of property: 6 acres in 3 2 acre lots 22-A-59 (2.001)

d. Present use: Private Residence

e. Present zoning classification: A1

f. Zoning classification of surrounding properties: A1

4. Affidavit: The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature: Kelly A Kahle

Printed Name: Kelly A. Kahle

Signature: _____

Printed Name: _____

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) signatures.)

5. Additional information: *(Please attach separate sheet for additional details, explanations, etc.)*

6. Please note: In the event of cancellation or postponement at your request after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement (determined by the actual cost of the ad). This fee will not apply in cases of Planning Commission or Board of Supervisors deferment.

-----TO BE COMPLETED BY PLANNING & ZONING STAFF-----

Pursuant to Article _____, Section _____ of the Nelson County Zoning Ordinance.
Pursuant to Section _____, Subsection _____ of the Nelson County Subdivision Ordinance.

- Completed application and fee (\$ 200) received on 10-25-2023
- Hearing Notice published on _____
- Planning Commission action: Date of Meeting / Hearing: _____
Recommendation: _____
- Board of Supervisors action: Date of Hearing: _____ Date of Decision: _____
Action: _____

Nelson County Planning & Zoning Department

(Mailing Address) P.O. Box 558, Lovingson, Virginia 22949 | *(Physical Address)* 80 Front Street, Lovingson, Virginia 22949
(Telephone Number) 434 263-7090 or Toll Free 888 662-9400, selections 4 & 1 | *(Fax Number)* 434 263-7086
<http://www.nelsoncounty-va.gov/departments/planning-zoning/>

Members of the Board of Supervisors:

I am requesting a special special use permit for two primitive campsites adjoining the lots to my permanent residence consisting of a Cheyenne style tipi, and Yome (geodesic dome with Yurt roof is more efficient and structurally sound) both 20 feet in diameter and 304.7 square feet accommodating two guests per structure. The temporary structures will be on treated deck platforms and taken down for storage during the winters. The soil disruption will consist of 8 deck plugs and less than 5 trees less than 8 inches in caliber. This location of a prior business from 2007 to 2011 of a 25 x 50' greenhouse (known as Kelly's Garden Center and Florist: the little cottage is a known landmark as the Christmas Cottage). A full-service floral shop zoned Agricultural (A1), it was approved for the traffic flow by VDOT and has a parking area of 40 x 20. There were never any accidents on site. As mentioned, the site is both a previous and existing business (Rockfish Valley Presbyterian Church Inc.) utilizing an existing commercial entry. There is a shared parking area for both the sites at a site prepared for a pole barn in 2007 measuring in excess of 25x40 sq'. Visitors will access the individual sites by foot along the south of the property as indicated on the measurements on the site plan. This site nor the parking areas is not visible from the road or adjoining properties, as it is 40 feet into the wooded area. The sites will be placed at the edge of woods to benefit the shade and overlook the view of the meadow and Pilot Mountain. SEE Site plan This also allows for controlled development while providing passive income to an otherwise disabled individual who would otherwise potentially need to sell the lots in an area not earmarked in the Comprehensive Plan 2042 for residential development.

A handicap accessible latrine with a handwashing station will be located 30' to the left of the parking area and serviced weekly. Commercially available drinking water will be available for drinking, in accordance with local Health Department regulations.

Campfires are not permitted, however there is a water pipe on the property less than 50' from the sites parking area and the upper lots also have electric infrastructure onsite. The wintergreen Fire Department is 2.7 miles from the property and there is a 25-10' ditch that serves as a fire break between the adjoining property that is also equipped with fire sprinklers.

Loving Care Landscaping & Handyman Services is employed to perform property maintenance. Eastside Lawn Services LLC for lawn services and Cindy Terres as the Property Manager. Anyone of them can be onsite within thirty minutes should a need arise.

It is important as a historically registered property to be maintain the forested area to its natural beauty of mature hardwoods that produce the now scarce white and red oak acorns (quercus alba and rubrus) or Forestry Department has asked people to collect and donate as well as the native wildlife. The property overlooks an active agriculture field in the backdrop of our mountains for guests to prevue and appreciate the rural side of life here in Nelson County while being close to all it has to offer.

Thank you for your time and consideration.

Sincerely,

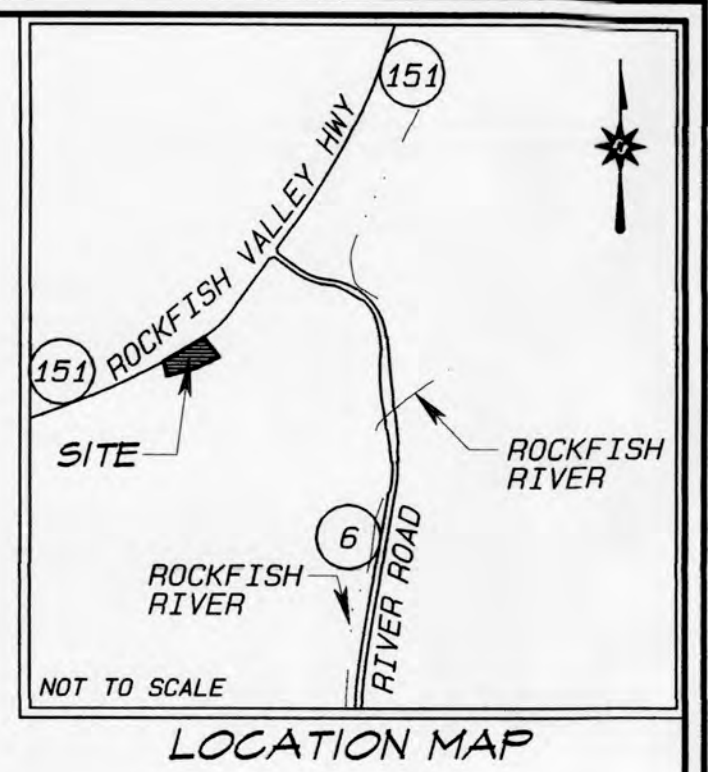
Kelly A. Kahle

- NOTES:
- THIS PLAT WAS PREPARED AT THE REQUEST OF KELLY A. KAHLE.
 - NO DETERMINATION OF WETLANDS WAS REQUESTED OF NOR WAS ANY DETERMINATION/DELINEATION MADE BY ACRES OF VIRGINIA, INC. OR THIS SURVEYOR. THIS PLAT DOES NOT ADDRESS THE EXISTENCE OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMER OWNERS.
 - THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP. NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THE FLOOD INSURANCE RATE MAP.
 - IN PROVIDING THIS PLAT NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
 - ANY SUBAQUEOUS BEDS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. THIS SURVEYOR HAS MADE NO ATTEMPT TO DETERMINE SAID OWNERSHIP. THEREFORE THE AREA SHOWN ON THIS PLAT IS PLUS OR MINUS AND IS INCLUSIVE OF ANY SUBAQUEOUS BEDS UNLESS OTHERWISE NOTED.
 - IT IS UNLAWFUL TO DISTURB ANY GRAVE OR GRAVE MARKER, ACCORDINGLY, ANY GRAVE OR ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION OR AS DENOTED ON THIS PLAT, ACRES OF VIRGINIA, INC. AND THIS SURVEYOR EXPRESSLY DISCLAIM ANY RESPONSIBILITY (MONETARY OR OTHERWISE) FOR THE DESTRUCTION, REMOVAL OR DISTURBANCE OF ANY GRAVES OR GRAVE MARKERS THAT MAY NOT HAVE BEEN DETECTED OR SHOWN ON THIS PLAT AS WELL AS ANY GRAVES OR GRAVE MARKERS THAT HAVE BEEN SHOWN.
 - THIS PROPERTY IS ZONED A1 AGRICULTURAL.
 - SETBACK REQUIREMENTS:
 FRONT YARD: 75 FEET FROM CENTERLINE OF THE ROAD OR 50 FEET FROM THE RIGHT-OF-WAY FOR INTERNAL LOTS WITHOUT ROAD FRONTAGE; 50 FEET FROM THE PROPERTY LINE DESIGNATED AS THE FRONT YARD
 SIDE YARD: LOTS 1 TO 5 ACRES IN SIZE: 10 FEET, 25 FEET TOTAL LOTS GREATER THAN 5 ACRES IN SIZE: 20 FEET, 50 FEET TOTAL
 REAR YARD: LOTS 1 TO 5 ACRES IN SIZE: 25 FEET LOTS GREATER THAN 5 ACRES IN SIZE: 50 FEET
 ACCESSORY STRUCTURES: 15 FEET FROM PROPERTY LINE. NO ACCESSORY STRUCTURES WITHIN THE FRONT SETBACK

NUMBER OF LOTS ALLOWED: TAX MAP PARCEL 22-A-59B (6.021 ACRES)
 SOURCE OF TITLE: 202100527
 TOTAL NUMBER OF LOTS ALLOWED: (3) TOTAL
 NUMBER OF (PROPOSED) NEW LOTS: 2
 NUMBER OF REMAINING (UNUSED) LOTS: 1
 ASSIGNMENT OF THOSE REMAINING LOTS ALLOWED AMONG THE PARCELS SHOWN
 THE RESIDUE IS ASSIGNED THE REMAINING UNUSED LOT.

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK AND NOTES) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS PROPRIETORS AND TRUSTEES. IF ANY, THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND DULY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS.

Kelly A. Kahle
 KELLY A. KAHLE
 STATE OF Virginia
 CITY/COUNTY OF Nelson
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4/11/22 BY
Kelly A. Kahle
Jody Ashton Campbell
 NOTARY PUBLIC
 REGISTRATION NO. 7933737
 MY COMMISSION EXPIRES 9/30/25

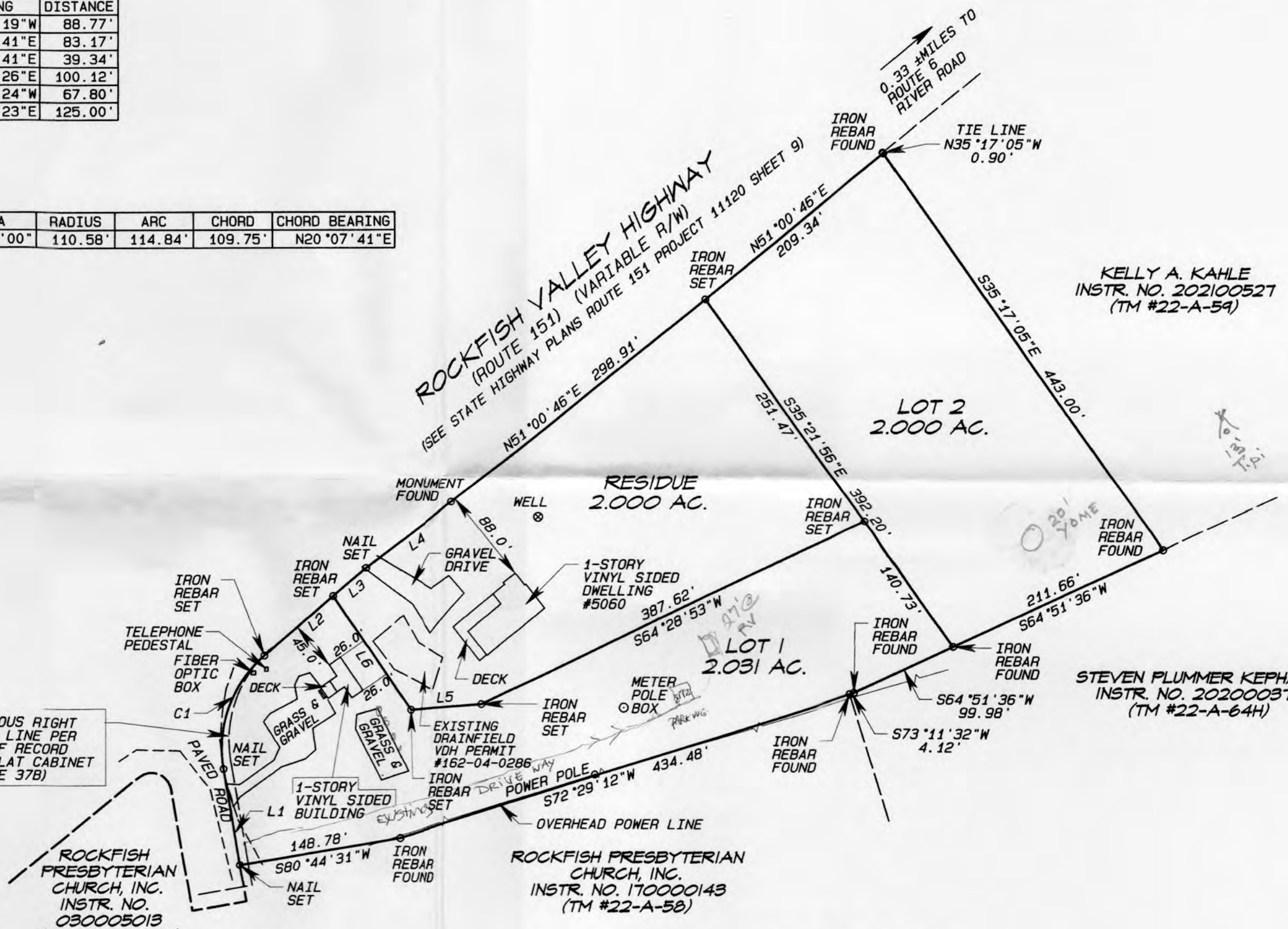


LINE LEGEND:

LINE	BEARING	DISTANCE
L1	N09°37'19"W	88.77'
L2	N49°52'41"E	83.17'
L3	N49°52'41"E	39.34'
L4	N52°44'26"E	100.12'
L5	S85°28'24"W	67.80'
L6	S34°12'23"E	125.00'

CURVE DATA:

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	59°30'00"	110.58'	114.84'	109.75'	N20°07'41"E



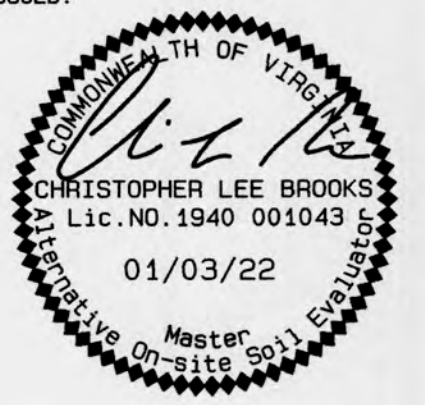
AOSE CERTIFICATION STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"), AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES.

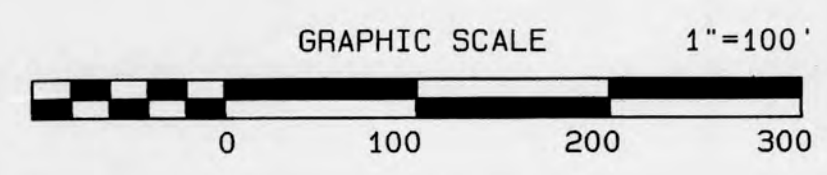
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION IS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: CHRISTOPHER L. BROOKS, AOSE THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOT IS SUITABLE FOR "TRADITIONAL SEPTIC SYSTEM". HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

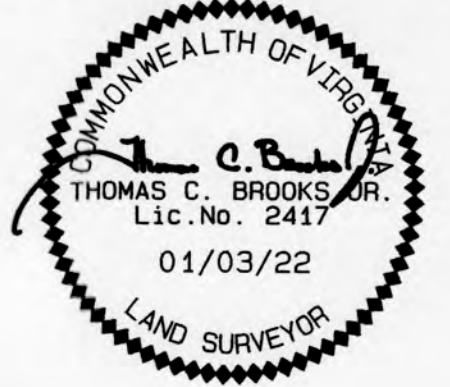


I CERTIFY THE SOIL EVALUATION FOR THIS PROPERTY HAS BEEN DONE IN ACCORDANCE WITH BOTH STATE LAW, AND NELSON COUNTY ORDINANCES RELATING TO ON-SITE SEWAGE DISPOSAL. DATA RESULTING FROM SOIL WORK, INCLUDING TREATMENT SYSTEMS, PRE-TREATMENT SYSTEMS, PRIMARY AND RESERVE DRAINFIELDS, HAS BEEN APPROPRIATELY EVALUATED AND APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH.



SOURCE OF TITLE:
 INSTRUMENT NUMBER 202100527

THIS PLAT WAS PREPARED (JANUARY 3, 2022) FROM AN ACTUAL AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



COUNTY APPROVAL
 APPROVED FOR RECORDATION:
Dylan M. Bishop 4/20/22
 DIRECTOR OF PLANNING DATE:
Sean Eide 4-19-22
 VIRGINIA DEPARTMENT OF HEALTH DATE:

ACRES OF VIRGINIA, INC.
 ENGINEERS SURVEYORS PLANNERS
 ENVIRONMENTAL SOIL CONSULTANTS GEOTECHNICAL
 email: Serca2@aol.com
 www.acresofvirginia.com

404 CLAY STREET
 LYNCHBURG, VA. 24504
 OFFICE (434) 528-4674
 FAX (434) 845-1048

PLAT SHOWING
 LOT 1, 2 AND RESIDUE PARCEL
 PROPERTY OF:
KELLY A. KAHLE
 ROCKFISH DISTRICT
 NELSON COUNTY, VIRGINIA

SCALE= 1"= 100' DATE: JANUARY 3, 2022
 COMM. NO. 21957/A21957 - SERVER-NEWJOBS2021
 TAX MAP 22-A-59B COPYRIGHTED

NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DRAINFIELD LOCATION USING THE DIMENSIONS SHOWN ON THIS MAP.
2. CONTRACTOR MUST NOTIFY AGENCIES OF VIRGINIA, INC. 48 HOURS PRIOR TO INSPECTION. THE TOTAL SYSTEM MUST BE COMPLETE. IF A SECOND INSPECTION TRIP IS REQUIRED DUE TO AN INCOMPLETE SYSTEM THE CONTRACTOR WILL BE CHARGED. FAILURE TO GIVE THE REQUIRED 48 HOUR NOTICE MAY DELAY THE INSPECTION.
3. CONTRACTOR SHALL CALL "MISS UTILITIES" AT 811 (48) HOURS PRIOR TO CONSTRUCTION.
4. THE OWNER WILL BE RESPONSIBLE FOR PAYMENT TO AGENCIES OF VIRGINIA, INC. FOR THE FINAL INSPECTION REPORT AND FOR AN AS-BUILT SURVEY. THE AS-BUILT SURVEY MUST BE SUBMITTED TO THE VIRGINIA DEPARTMENT OF HEALTH IN ORDER TO OBTAIN A OPERATIONAL PERMIT.
5. THE SEPTIC INSTALLER IS NOT ALLOWED TO USE ANY THIN WALL PIPE OR CORRUGATED VINYL DRAIN PIPE FOR THE INSTALLATION OF THIS WASTE WATER SYSTEM. INSTALLER SHALL USE ALL SCH 40 PVC PIPING.
6. THIS PLAN DESIGN WILL BE VOID, IF THERE ARE ANY PHYSICAL ALTERATIONS IN THE TOPOGRAPHY AT THE DRAINFIELD SITE OR ANY SOIL ADDED OR REMOVED AT THE DISPOSAL SITE.
7. THIS PLAN HAS BEEN PREPARED EXCLUSIVELY FOR THE OWNER/OWNERS OF THIS PROPERTY. THIS PLAN IS NOT TRANSFERABLE TO ANY OTHER PARTY. THIS PLAN SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF AGENCIES OF VIRGINIA, INC. AND THE UNDERSIGNED PROFESSIONALS.

THIS DRAINFIELD LOCATION MAP IS NOT INTENDED FOR RECORDATION



LINE LEGEND

LINE NUMBER	DESCRIPTION
1	IRON REBAR SET
2	IRON PIPE FOUND
3	IRON REBAR FOUND
4	R/W = RIGHT OF WAY
5	DEED BOUND
6	PAGE
7	INSTR. = INSTRUMENT NO.
8	OVERHEAD
9	UNDERSOIL DRAINFIELD
10	USGS CONTOUR

CURVE DATA

LINE	BEARING	ANGLE	ARC	CHORD	CHORD BEARING
1	S 89° 17' 30" E	110.88	114.64	100.79	S 69° 57' 41" E
2	S 89° 17' 30" E	110.88	114.64	100.79	S 69° 57' 41" E

- LEGEND:**
- IN = PIONEER HOLE
 - IRG = IRON REBAR SET
 - IPF = IRON PIPE FOUND
 - IRF = IRON REBAR FOUND
 - R/W = RIGHT OF WAY
 - DB = DEED BOUND
 - P. = PAGE
 - INSTR. = INSTRUMENT NO.
 - OVERHEAD
 - UNDERSOIL DRAINFIELD
 - USGS CONTOUR

NOTE TO CONTRACTOR INSTALLING THIS SYSTEM

TO OBTAIN A SEPTIC SYSTEM PERMIT FROM THE VIRGINIA DEPARTMENT OF HEALTH, THE CONTRACTOR MUST SUBMIT TO AGENCIES OF VIRGINIA, INC. THE FOLLOWING:

1. HEALTH DEPARTMENT IDENTIFICATION NUMBER
2. DATE SEPTIC PERMIT WAS ISSUED.
3. INSTALLER'S COMM. # (SEE REGULATIONS AND ANY OTHER CODES RELATED TO THE SEPTIC INSTALLATION, I.E., ILLUSTRATION ETC.



Existing abandoned State Rd



TABLE B-4
NO FURTHER REDUCTION ALLOWED



PAGE 12 OF 12

AGENCIES OF VIRGINIA, INC.
 ENGINEERING DIVISION
 1000 EAST MAIN STREET, SUITE 200
 FARMINGTON, VIRGINIA 22431
 WWW.AGENCIESOFVIRGINIA.COM

KELLY A. KAHL
 REGISTERED PROFESSIONAL ENGINEER
 NO. 200000070
 STATE OF VIRGINIA
 DATE: JANUARY 3, 2022



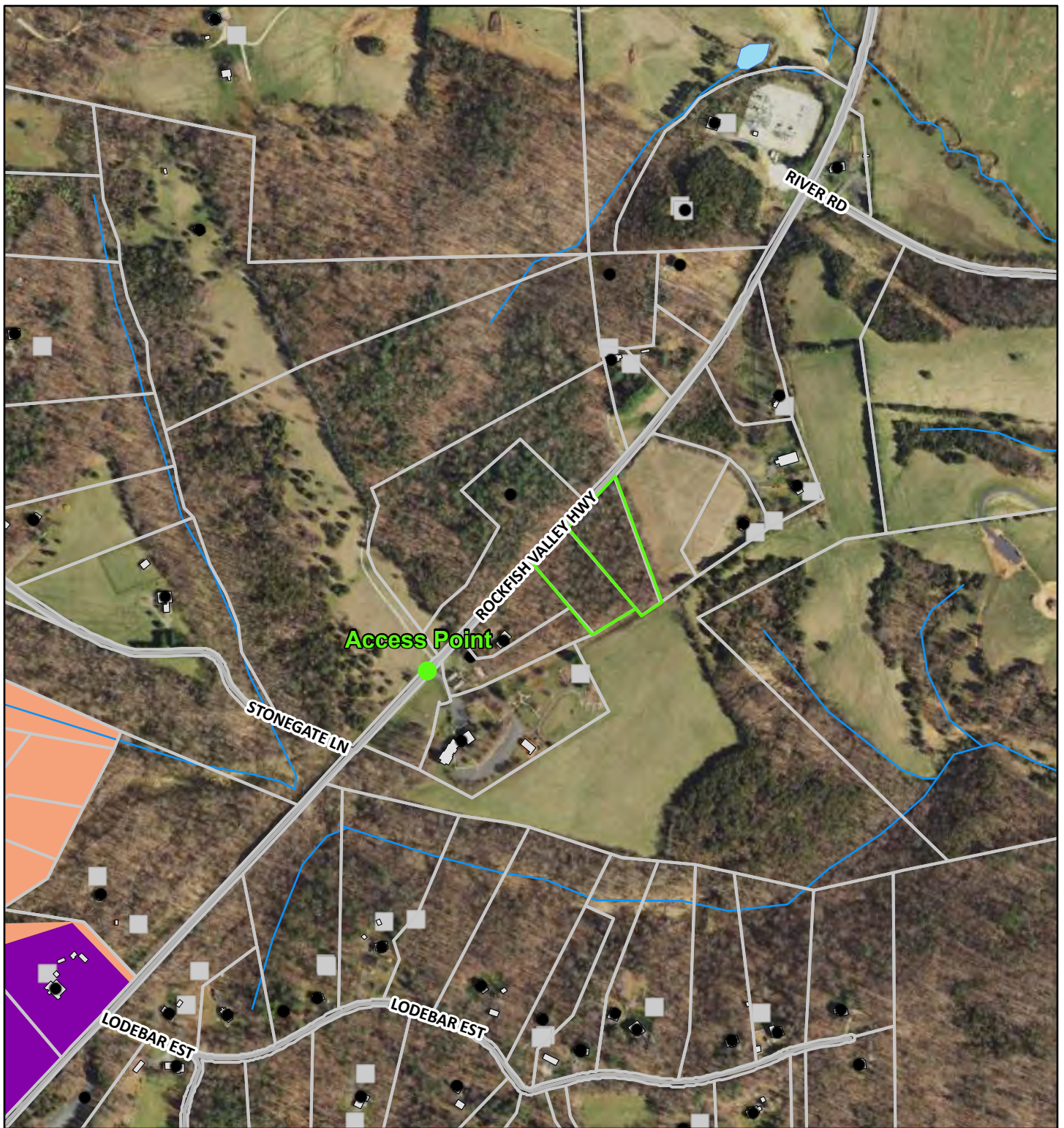
Nomadics' own 24ft showroom tipi, OR



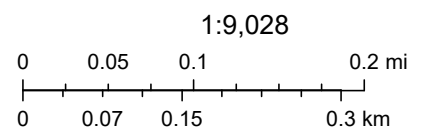






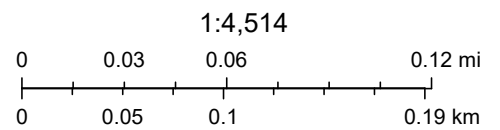


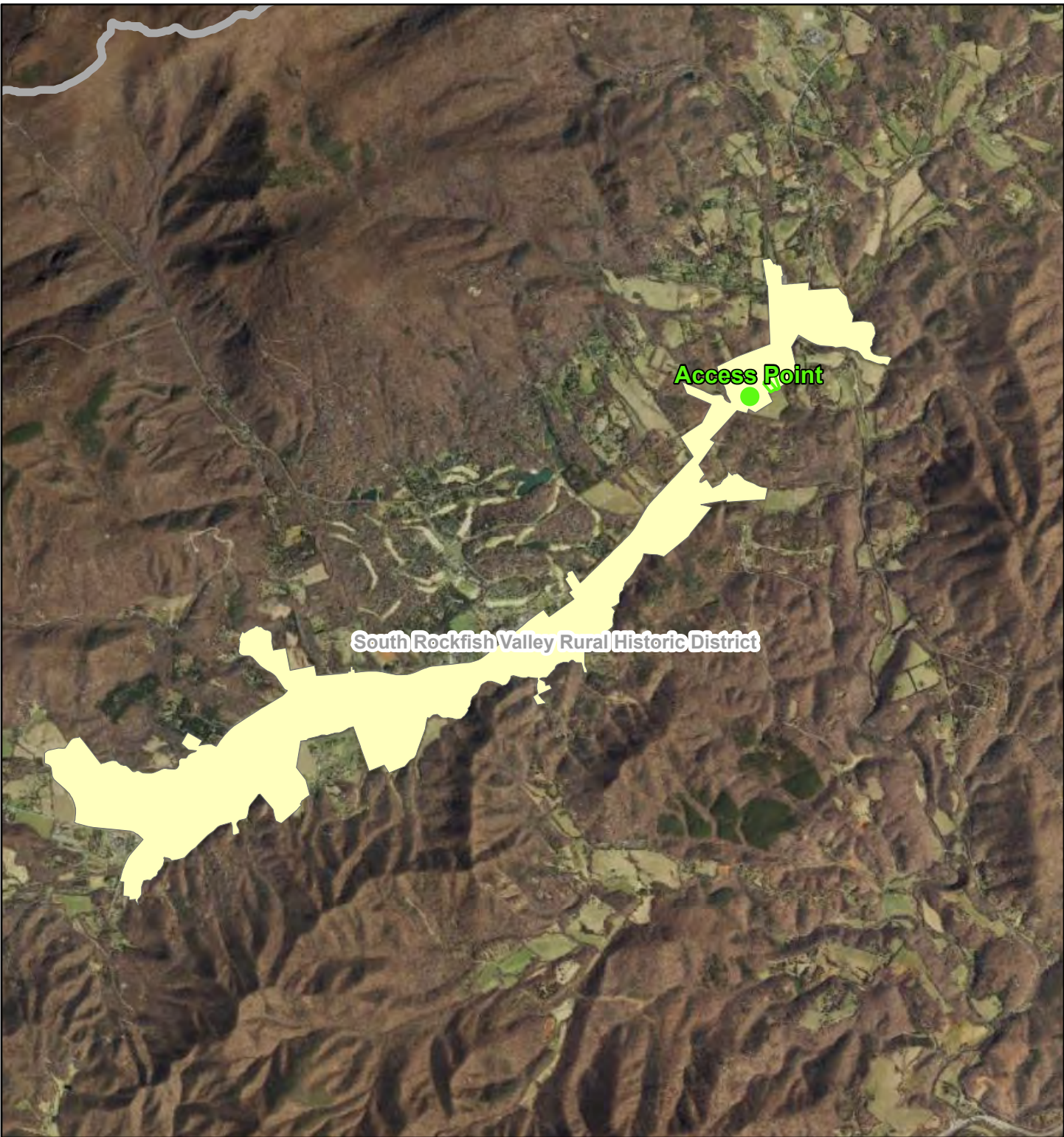
January 17, 2024



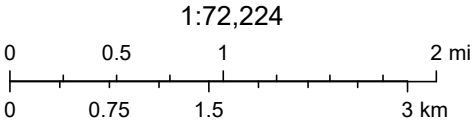


January 17, 2024





January 17, 2024



Emily Hjulstrom

From: jill raveritt.com <jill@raveritt.com>
Sent: Thursday, November 16, 2023 8:51 AM
To: Ernie Reed; robin.hauschner@gmail.com
Cc: Dylan Bishop; Emily Hjulstrom
Subject: Special use permit #1085

Dear Ernie and Robin,

I would like to request that you deny the proposed SUP #1085 Campground permit that abuts Rockfish Presbyterian Church.

I attend RPC regularly for the 8am outdoor service. I am concerned that having campers in close proximity will disturb our overall experience of worship outside. With no one on the premises for the campers quiet time would be difficult to enforce.

I understand there is no septic, water or electricity on site. With the church being so close I am concerned that campers would be accessing the churches water and electrical resources near the garden or the church. Having additional outside access and activity on church grounds is an additional liability for the church that it does not currently have.

Recently the airbnb next to us lite off mortar fireworks at 1:30am in the middle of the night during the drought we are having. We walked through the forest up to the house they were staying in within minutes of the fireworks. When we talked with them about it they said "nobody lived around here" and, "we didn't know you were in a drought?" At the campsites, having campfires with no water source to put out the fire when finished is very dangerous. RPC is of historical significance and we should all take particular care in protecting this site.

Kindly,
Jill Averitt
88 Grace Glen
Nellysford, VA 22958
434-262-3417

Emily Hjulstrom

From: Leslie Buchanan <lillybean.lb@gmail.com>
Sent: Monday, November 13, 2023 3:28 PM
To: Dylan Bishop; Emily Hjulstrom
Subject: Re planning commission meeting 11/15



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender lillybean.lb@gmail.com

Nelson County Planning Commission
Nelson County Board of Supervisors

As a fifty year resident of Nelson County, I am writing this letter to you today to ask that you deny a special use permit #1085 for a campground on route 151 just south of the route 6 junction.

First, I am concerned that this campground will negatively impact the neighbors of the property, and second I am concerned about pop up zoning changes which impact the integrity of zoning in the county.

I am a member of Rockfish Presbyterian Church, the neighbor of this proposed campground. Just adjacent to the area described for a campground, we have two important ongoing projects to help to feed the hungry and heat the homes of those in need. We have a wood pile in which our volunteers work tirelessly cutting and splitting firewood in order that a number of Nelson County residents have enough wood to keep their homes warm. Additionally, we have a 50x75 foot vegetable garden where our volunteers raise an average of 1000 pounds of vegetables each year. Some of the vegetables are directly distributed to those in need of fresh food, and the remainder is sold to raise money to feed hungry people in developing countries. Without proper monitoring of the campers, I fear that our resources may be pilfered, that our water supply may be contaminated, and with a worse case scenario that an unattended campfire may easily destroy years and years of future work done for the residents of this county. Although the church building itself is a ways away, there is always a strong wind blowing in that open space which could so easily blow a small untended fire through the historic graveyard, hundreds of years old oak trees and threaten our very old beautiful church.

The second important reason that I ask that you deny this special use permit is that continuing to grant small zoning changes such as these has a very negative impact on the county. If one cannot trust that living in a residential area, or starting a farm in an area zoned for farming will not be corrupted by for-profit pop-up businesses which change the character of the area, then what good are zoning regulations?

Thank you for your consideration of my appeal.

Sincerely Yours
Leslie Buchanan

Emily Hjulstrom

From: Michael Chambers <chambersmj53@gmail.com>
Sent: Sunday, November 12, 2023 6:44 PM
To: Dylan Bishop; Emily Hjulstrom
Cc: Chambers Michael
Subject: Rockfish Presbyterian Church Abutting Owner to Proposed SUP #1085 Campground

To the Nelson County Planning Commission and Board of Supervisors:

The Rockfish Presbyterian Church (RPC) property contains an historic cemetery. The oldest known person interred in the RPC Cemetery is Samuel Woods (1727 - 1781) who was a soldier in the Revolutionary War. There are a total of 37 known Veterans of the United States Armed Services interred in the RPC Cemetery. There are 434 known graves in the RPC Cemetery which is at least 242 years old.

One of the criteria for a special use permit is that the proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

Having transient campers in temporary structures adjacent to the RPC Cemetery will impact the established historic atmosphere of quiet respect, serenity, and reverence in the surroundings that is maintained for the past and present family members of the dead buried in the Rockfish Presbyterian Church graveyard.

With respect,

Michael J. Chambers
Co-Chairman, RPC Cemetery Ministry
501 Bryant Mountain Rd.
Roseland, VA 22967
434 241 6456
ChambersMJ53@gmail.com

Rockfish Presbyterian Church
5016 Rockfish Valley Highway
Nellysford, VA 22958

November 7, 2023

BY EMAIL AND BY HAND DELIVERY

Nelson County Planning Commission
80 Front Street
P.O. Box 558
Lovingston, VA 22949

Re: Special Use Permit Application # 1085 Campground (Kelly Kahle)

Members of the Planning Commission,

This letter is a unanimous request by the Board of Directors of Rockfish Presbyterian Church, Inc., Elders of the Session and the Trustees of Rockfish Presbyterian Church. **We are writing to urge you to defer the public hearing on Special Use Permit Application #1085 until the December, 2023 Commission meeting.** Rockfish Presbyterian Church, Inc. is an adjacent owner and shares an entrance onto Route 151 with this proposed campground. We only learned of this application on Friday and do not have sufficient time to understand and consider the impacts on our 277 year old church. **See Exhibit 1.** We were only able to get a small group to meet late Monday afternoon to try to grasp what needed to be done, and with all the missing information and input, and the need to respond for the information package to be sent to the Members of this Commission the very next day, concluded that **in the interests of equity, fairness and due process** we should propose to all the corporate Directors, the Session Members and the Trustees, that **we urgently seek this deferral for just one month** to consider and prepare a reasoned response. The vote was unanimous by all.

Also on Monday, November 6, a request for a delay was made directly to the applicant in order that we might gather more information. She declined, repeatedly stating she did not understand why we would have any concerns, and with threats to interfere with access to the church, alleging we did not have legal access rights. We firmly believe that to be wrong, but have had inadequate time to locate and review all relevant documents. **See Exhibit 2.**

We understand that, per the Nelson County Zoning Ordinance, special use permit applications are reviewed using four criteria (Sec. 12-3-2). Each of these criteria relates to impacts of the use upon our historic church. The Rockfish Meeting House Church was established in 1746, making it one of the oldest Presbyterian churches in the region.

We request sufficient time for due diligence to understand the impact of the proposed use on our church based on all four criteria:

- a. *The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;*
- b. *The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property;*

- c. *The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and*
- d. *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*

Thus, there are issues which we believe need to be addressed in connection with this application, including but not limited to the following:

- Whether the proposed use is adequately served by fire protection.
- Whether the proposed use is adequately served by private water and sewer facilities and protects adjacent and nearby water source wells (see also the definition of "campground.")
- How the proposed use will be managed by someone onsite to assure that it will not adversely affect the existing use of our property. (Our property is used every day of the week, both inside the building and outside in the pavilion, playground and cemetery areas.)
- How private streets, such as our common entrance and a common portion of the driveway, will be able to accommodate traffic to the proposed campground as well as traffic to the church.

We request that you defer this application to the late December, 2023 Planning Commission meeting.

Respectfully yours, unanimously,

Rockfish Presbyterian Church, Inc., by its Board of Directors,

The Session of Rockfish Presbyterian Church, and

The Trustees of Rockfish Presbyterian Church

By /s/ Susan D. Fulton

Susan D. Fulton, Secretary of the Corporation and Clerk of the Session,

/s/ _____

Judy S. Smythers, Trustee

/s/ _____

David M. Lawson, Trustee

/s/ _____

Harris T. Luscomb, Trustee

Signed in several counterparts for the original, hand delivered copy.

- c. *The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and*
- d. *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*

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We request that you defer this application to the late December, 2023 Planning Commission meeting.

Respectfully yours, unanimously,


Rockfish Presbyterian Church, Inc., by its Board of Directors,
The Session of Rockfish Presbyterian Church, and
The Trustees of Rockfish Presbyterian Church

By /s/ _____

Susan D. Fulton, Secretary of the Corporation and Clerk of the Session,

/s/ 
Judy S. Smythers, Trustee

/s/ 
David M. Lawson, Trustee

/s/ 
Harris T. Luscomb, Trustee

Signed in several counterparts for the original, hand delivered copy.

EXHIBIT 1

RA 4

ROCKFISH CHURCH

The Rockfish meetinghouse was established here by 1746, making it one of the oldest Presbyterian churches in the region. James McCann conveyed land for a church and school. Samuel Black became the first pastor of the church in 1747. Thomas Mason built a new frame structure for the congregation about 1771. The present Greek Revival brick structure was constructed by 1854. Further modifications have been made to the building and grounds since that time, including an addition completed in 1995.

DEPARTMENT OF HISTORIC RESOURCES, 2002

November 7, 2023
BY EMAIL

Dear Ms. Kahle,

Unfortunately, we were totally unaware of and did not receive any information about you or your plans prior to your email to Reverend Manchester on Friday, November 3 at 1pm. Her day off is Friday, so your email was not read until the weekend. We reached out to you on Monday, November 6 as we scrambled to get some members together in hopes to better understand your intentions and to walk the property. You were unable to meet with us. You also made several verbal threats that if we did not go along with your plan, "things would not go well for the church." This was said several times in both conversations with our member, Amelia. This did not inspire confidence.

We also then learned that we had only until Tuesday morning to send in comments to the Planning Commission. When informed of your plans, the Board of Directors of Rockfish Presbyterian Church, Inc., unanimously agreed that we needed to seek a deferral so we can adequately address several aspects of your requested planned usage that are likely to impact us.

It is not our desire to be unsupportive neighbors, however, you have made the timing very difficult, and we do need to have a complete understanding of your Special Permit Application and how your proposed business plan will affect Rockfish Presbyterian Church, a church that has been in place for 277 years and serves the Nelson community in many ways. We ask for your understanding of our position, and obligation to our members, and look forward to reviewing the plans more fully in the future.

Kindly direct all replies and future communications to this email address.

Respectfully,

The Session of Rockfish Presbyterian Church, and
Rockfish Presbyterian Church, Inc.

Emily Hjulstrom

From: Kenneth Engebretson <ken.engebretson@verizon.net>
Sent: Monday, November 13, 2023 3:00 PM
To: dbishop@nelsoncounty.gov; Emily Hjulstrom
Cc: Amelia McCulley; sluscomb5@gmail.com
Subject: Proposed Special Use Permit # 1085 Campground



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender ken.engebretson@verizon.net

Mr Bishop and Ms Hjulstrom,

I am a resident of Nelson County and the chairperson of the Facilities Management Committee at Rockfish Presbyterian Church. In that role of responsibility, I am especially concerned with several aspects of this application for a Special Use Permit.

Our church is designated as an historic site, given that it was started in 1746, and the graveyard attests to that age, containing a Revolutionary War veteran and several from the Civil War. Our main outbuilding is a pavilion in which we hold church services and other events throughout the year. We are adjacent to forests and actively farmed hayfields as well as several large trees near the main church building which was erected before the Civil War.

My greatest concern is the potential for a campfire to accidentally spread to a field or wooded area, and with any wind, quickly reach our church structures. There is no water source on the proposed campsites/parcels, so extinguishing a rapidly spreading fire would be impossible until fire trucks could respond. Their access to those lots is also not possible as there is no roadway leading to the proposed campsites. This certainly does not meet the requirement to be “adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities...” (from Section 12-3-2 of the Nelson County Zoning Ordinance). All it would take is one accident to potentially damage or destroy some or all of our historic church structures.

Another concern, also covered under the same Nelson County Zoning Ordinance regards water and sewage facilities for the campsites. The proposed method of supplying “a self-contained sink station with a five-gallon capacity for their water and sanitary needs and disposed of in an existing septic system...” is not a true statement. There is NO septic system on the property. And the only nearby water well is on the church property, easily seen from the edge of the campground, near our church garden. That would be quite tempting for a camper who has exhausted the five-gallon reservoir. And if the “camping toilet and Neptune biodegradable gel pack” becomes unusable or full, where will the human waste be deposited? Also, it was stated that the gel packs will “be disposed in a waste receptacle”. Will that receptacle be bear-proof and what will be the frequency of emptying it? In the hot summer, if not emptied frequently, the odor may waft its way onto our grounds, with it reaching people who are on those grounds every day of the week.

An on-site property manager is evidently not going to be the case (no mention of this in the application), so how will the above concerns be handled on a daily basis? Will trash be promptly picked up and the area checked for litter that could blow onto the church property? Will campers complain about “noise” from Church Services or other gatherings on Sundays or during special events that our church hosts?

For these obvious reasons, I urge the denial of this Permit or delay until these issues can be adequately

addressed.

Sincerely,

Ken Engebretson
218 Bland Wade Ln
Afton, VA 22920

757-561-3023

Harry L. (Lee) Goodrich

331 Wood Nettle Lane
Nellysford, Virginia 22958
(434) 770-3645 (cell)
lee9406@gmail.com

VIA EMAIL

November 11, 2023

Planning Commission
Nelson County, Virginia

Re: Proposed Special Use Permit #1085 Campground

Ladies and Gentlemen:

My wife and I are residents of Nelson County and members of Rockfish Presbyterian Church (the “Church”), a landowner abutting the land which is the subject of the referenced permit (the “Permit”). **We write to request that the Planning Commission (the “Commission”) recommend denial of the Permit.** The basis for denial is the applicant’s failure to meet any of the criteria which must be met in order to support its approval. Details are set forth in other communications which have been and are being presented to the Commission on behalf of the Church, with which we strongly agree. In this letter we wish to focus on a particular concern of ours, which relates primarily to the following criterion for approval:

The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property.

A site visit is crucial in order to understand why the applicant has failed to satisfy, or even address this important criterion. The proposed campsites are located on relatively small wooded parcels backed by a busy highway, a residence, and another structure. Besides the Church property, all of the surrounding properties consist of hay fields and woods - rural and basically undeveloped. The Church property itself blends beautifully into this rural setting, consisting of a historic building surrounded by a tree shaded cemetery containing graves dating back to the American Revolution, an outdoor pavilion where worship services and picnics are held, a playground, and open fields featuring a vegetable and flower garden, and a woodpile from which Church members deliver wood to Nelson County residents who have no other source of heat in the winter. The Church property as a whole lends itself to quiet, solitude, and communion with nature and with God.

Without a doubt the proposed campground will “affect adversely the use of [the Church] property.” A site visit and careful study of the plats will clearly demonstrate that there’s really no place for campers to walk, play, or explore nature. The Church property will present an irresistible expanse of open ground on which to walk, run the dog, play frisbee, and let the kids burn off energy in the playground. While most campers will be good folks, inevitably there will

be a few unable to resist pilfering some fresh vegetables from the garden, or firewood from the woodpile, both of which are located away from the Church building and near the proposed campsites. A bold few will even feel free to enter the Church building, which unlike the campground, has running water and clean and attractive restroom facilities.

It is certain that unrestricted access to the Church's property will result in expense to the Church for wear and tear and/or damage to facilities, or potential liability for any personal injuries or damages suffered by campers while engaging in the unauthorized use of the Church's property and facilities.

Additionally, the presence of uninvited strangers on Church property may well discourage use of facilities by members and friends who are concerned about safety and/or discouraged by the change from a quiet, spiritual atmosphere to a more raucous, recreational environment. As noted above, the vegetable and flower garden is located some distance from the Church building and quite close to the proposed camping areas. The garden is most frequently tended by female members, often in small groups or alone. How will the near proximity of unknown persons with unrestricted access to the Church grounds impact on these activities?

There will be increased risk of unauthorized use of alcohol or drugs on Church property. There will be an increased potential for vandalism of Church facilities, including the historic cemetery. All of these things have future adverse implications for the Church's insurance rates and availability. The application does not address any of these issues. It is clear that the proposed campground will adversely affect the use of the Church property.

We submit that it is patently unfair to impose these expenses and potential liabilities on the Church and its members. How would any of us, as property owners, feel if a neighbor was effectively granted unrestricted access to our property in connection with and in furtherance of their business? None of us would stand for it. But that is effectively the position the Church will be in if this application is approved. There is no way to fully mitigate the adverse effects we've described. Accordingly, the only reasonable choice is to disapprove this application.¹

Respectfully submitted,

/s/ Harry L Goodrich

¹ In the event the Commission chooses to recommend approval of the application, it should not do so without rigorous conditions requiring the applicant, at her expense, to restrict access of campers to Church property and facilities, including but not limited to appropriate fencing and signage. The applicant should also acknowledge in the permit conditions responsibility for any damages or injuries caused by campers improperly accessing Church property and should undertake to maintain liability insurance with limits reasonably acceptable to the Church, and to provide the Church with insurance certificates evidencing such coverage.

Emily Hjulstrom

From: patricia heggie <pwheggie@gmail.com>
Sent: Monday, November 13, 2023 5:33 PM
To: Dylan Bishop; Emily Hjulstrom
Subject: Concerns regarding application for Special Use Permit #1085



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender pwheggie@gmail.com

To:

The Nelson County Planning Commission

The Nelson County Board of Supervisors

From:

Patricia W. and W. Grant Heggie, Jr.

Date:

November 13, 2023

We are writing with regard to the proposed Special Use Permit #1085, for a campground next to the Rockfish Presbyterian Church on Route 151, submitted by Kelly A. Kahle on October 15, 2023. Ms. Kahle, who submitted the application, is the owner of the property and resides in New York.

We are extremely concerned about this application because the property on which the proposed campground would be created, abuts the Rockfish Presbyterian Church property.

Based on our understanding of the intended use of Ms. Kahle's property, the Special Use Permit application does not meet the 4 requirements outlined in the Nelson County Zoning Ordinance.

The campsite, if allowed, WOULD change the character and established pattern of development of the area in which it is located. This district is designed to accommodate farming, forestry, and limited residential use.

The campground WOULD NOT be in harmony with and has the potential to significantly, adversely, affect the Rockfish Presbyterian Church property. The campground would have limited or no access to public services. Without public water/private well, there will be limited water resources in event of fire. There will be no sewage/septic (no drainage facilities); no electricity and limited street access ("mowed grass access from the street) which may be inadequate in rain, inclement weather and/or emergency responders. There will be no on-site manager at the campground.

Rockfish Presbyterian Church is deemed to be of significant historic importance by the Virginia Department of Historic Resources (per the marker at the entrance to the RPC property on route 151). The possibility of destruction, loss or damage to the property, cemetery and/or church due to fire spreading from adjoining property, potential trespassing and damage done by unsupervised campers and the potential impact on scenic and ecological feature of this historic church are very real concerns.

As you consider this SU application, imagine the following:

- driving down 151, passing Rockfish Presbyterian church and the historic marker and at the same time seeing RVs, tents and yurts abutting the church property;
- sitting outside at an early morning church service trying to hear the Pastor above sounds from campers;
- attending a funeral service in the RPC cemetery for a dear family member or friend and having to tune out sights and sounds from a campground;
- going to visit a grave of a loved one in the RPC cemetery and instead of the quietness and beauty of Rockfish Presbyterian's landscape, be disturbed by laughter, talking and music inappropriate to a moment of quiet contemplation and reflection.

For these reasons, we respectfully request that the Planning Commission and the Board of Supervisors deny this application.

Sincerely,

Patricia W. Heggie and W. G. Heggie, Jr.

93 Fox Run, Nellysford, VA 22958

Phone: 434-325-1254

Emily Hjulstrom

From: Linda Heuer <lheuer@icloud.com>
Sent: Monday, November 13, 2023 11:55 AM
To: Dylan Bishop; Emily Hjulstrom
Subject: Proposed Special Use Application 1085 3-Site Campground



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender lheuer@icloud.com

To: Planning Commission, Nelson County, Virginia

I have resided in Nelson County for 23 years and am a member of the historic Rockfish Presbyterian Church at 5016 Rockfish Valley Highway, which is an abutting owner to the proposed Special Use Permit for a 3-site campground.

I request a deferral of action by the Planning Commission as the church did not receive adequate (or official) notice prior to this week's meeting.

I am very concerned that such a permit, running with the land, does not meet any of the 4 criteria necessary in an A-1 zoning district and in fact could irreparably harm the character of the area surrounding it, being neither farming, forestry, nor limited residential use.

Great potential for fire accompanies camping facilities.

The application does not address any required road, well, septic field, drainage, or toilet facility.

Any camping would require an onsite supervisor.

Such a development would adversely affect the church's use of its outdoor pavillion for activities.

Its playground may lead campers to allow unsupervised use and possible injury.

In short, this proposal is not appropriate for this zone.

I firmly ask that it be deferred at this time and that the Commission make know directly to Rockfish Presbyterian Church any further action on the matter.

Thank you for your consideration.

~Linda Gamble Heuer

Linda Heuer

Emily Hjulstrom

From: Mary Hopkins <mary.t.hopkins3@gmail.com>
Sent: Monday, November 13, 2023 10:09 AM
To: Emily Hjulstrom
Subject: Rockfish Presbyterian Church Abutting Owner to Proposed SUP #1085 Campground



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender mary.t.hopkins3@gmail.com

As a Nelson County resident and member and a current Ruling Elder at the Rockfish Presbyterian Church, I am writing to implore you to reject the current Special Utilization Permit application #1085 which would permit a campground on the property adjacent to the Church.

There are 4 primary reasons supporting this rejection from my perspective -

1) **This will fundamentally change the character of the area.** Putting an unsupervised commercial campground next to the historic Church is a clear and sudden development departure from the character of the neighborhood which is what I understand is currently zoned A-1, for a zoning district accommodating farming, forestry, and limited residential use.

2) **The activities proposed by the commercial campground will likely have a negative impact and are not-harmonious with the activities of the Church.** Unsupervised campers unfamiliar with the land area will most likely be interested in utilizing and availing themselves of the Church's resources including garden produce and/or water supply (the congregation does extensive work growing vegetables for the Nelson Community), woodpile for unsupervised fires (the Wood Ministry helps heat the homes of a large population of poorer Nelson County residents), and the children's playground - all immediately adjacent to the proposed campground. Another major concern is that the unsupervised campers are likely to make noise at all hours - potentially disruptive to Church services held outdoors weekly at the pavilion by the playground, and disruptive to the many who visit the cemetery and loved ones - also adjacent to the proposed campground area.

3) **The campground proposes a major risk to the historic Church and fundamental public safety & health with regard to fire safety, security and sewage.** Permitting public camping with open fire pits right next door to a Sanctuary built in 1853 naturally proposes a huge risk to the Church - which cannot be underestimated. The Church is made up of a vibrant congregation - many of whom are campers themselves - all of whom understand the risk of open fire pits - and the risk of a fire easily lighting in the woods immediately next door... we also know there is no established or planned water source at the proposed campground for extinguishing an accidental fire (beyond proposed 5 gal supplied for drinking/cooking). On the sewage front -

the allowance of a public campground with no established water source or sewage system (beyond compost camp toilets) is inadequate for this area and logical to assume campers will seek to use restrooms of other sources (including the neighboring Church). The proposed campground will also not have electricity or fresh water - which would naturally drive prospective campers to also seek close/neighboring sources for these fundamental needs too.

4) The Rockfish Presbyterian Church is deemed by the Virginia Department of Historic Resources, to be of significant historic importance (signified by the historic marker at the entrance to the property on Route 151) and is critical to be protected from destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance. Allowing an unsupervised public campground, with woefully inadequate fire protection, sewage systems and proposed monitoring or regulation of activities immediately adjacent to the historic Church should be denied - in order to protect this very historic and scenic community landmark.

Thank you for your work for Nelson County and your consideration of denying this application.

Sincerely,
Mary Hopkins

Mary Hopkins

738 Chestnut Ridge Road
Roseland, VA 22967 USA
Email: mary.t.hopkins3@gmail.com
Mobile: +1(443) 521-7583
Home: +1(434) 277-5131

Emily Hjulstrom

From: Kathryn Humphrey <humphreykj56@gmail.com>
Sent: Sunday, November 12, 2023 6:32 PM
To: Dylan Bishop; Emily Hjulstrom
Cc: Kathryn Joan Humphrey
Subject: Deny SUP #1085 Campground



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender HumphreyKJ56@gmail.com

Dear Nelson County,

I urge you to deny SUP #1085 Campground application.

The multitude of responses to this proposal may seem that sufficient notice was given, but because an abutting property is an historic church with members largely retired from professional careers means that we've been able to feed back to you a wide range of logical reasons to deny the application.

I think there is enough information to deny the application as soon as possible.

- The proposed primitive campsite has no onsite supervision.
- The proposed primitive campsite has no access to water and no toilets, so the human waste disposition remains unknown, and our church is downhill.
- The proposed primitive campsite includes fire pits, and our church has an active wood ministry delivering cut wood to people where that is their only source of heat and sometimes cooking.
- Many people in Nelson County know the combination lock key code to access a key and enter the church, which has multiple bathroom and shower facilities.
- Our church is unlocked for many hours in the day.
- The proposed primitive campsite is uphill from our church, and lines of site should show the structures plainly, but more importantly the campsite would be adjacent to both the wood ministry wood pile as well as the 'goodness grows' ministry garden.

Can't you just image the wandering aka trespassing of the campers onto church property for wood? For food? For a bathroom or shower? For a raid of the kitchen?

Because the applicant does not address campsite rules, regulations, oversight or other requirements — it is within human nature that these events will happen. There will be arrests. There will be frightened people. There will be assistance requested by law enforcement.

There are reasons why the commission in October also denied a special use permit. Nelson County may devolve into chaos with a solid master plan.

I urge you to deny this permit as well.

Kate

Kathryn Humphrey

HumphreyKJ56@gmail.com NEW! 434-241-6457 NEW!

501 Bryant Mountain Road, Roseland VA 22967

Emily Hjulstrom

From: David Lawson <dmlwsn65@gmail.com>
Sent: Monday, November 13, 2023 1:40 PM
To: Dylan Bishop; Emily Hjulstrom
Subject: Proposed SUP #1085 Campground



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender dmlwsn65@gmail.com

The purpose of this email is to express my concerns regarding the application for a Special Use Permit (#1085) for a primitive campground off Route 151 near Nellysford. I am a member, Elder and Trustee of the Rockfish Presbyterian Church, the property of which abuts the parcel on which the campground is proposed.

My major concern relates to the Planning Commission's Review Criterion #3 (The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities).

As I read the application and related documents, I see no provision for fire protection. Campers will almost certainly build campfires, and there is no description of where those could be safely built nor is there any description of how the accidental spread of campfires to adjoining properties would be prevented or controlled. Certainly, the 5 gallons of water described in the application would be insufficient to put out a grass or brush fire started by sparks or embers from a campfire. Regarding campfires, some campers may discover a ready source of firewood on the adjoining church's property very near where the campground is proposed. This wood is used to supply needy residents of Nelson County with firewood during the winter months, and unauthorized use of it would be a disservice to those who really need it to heat their homes during cold weather.

Secondly, provision of a 5 gallon container of water does not insure that the campers will have a safe and adequate source of potable water. Likely, the observant campers will soon find that there is a standing water spigot on the church grounds not far from the proposed campground which is used to water the community vegetable garden that is maintained by members of the church. How would unauthorized use of this water source be controlled?

In addition, the description of "chemical" toilet facilities is not an adequate description of sewer facilities. The application and associated documents do not indicate who will manage the disposal of human waste or how frequently these wastes will be disposed of.

Finally, vehicular access to and from the site is not adequately described. Vehicles would apparently move over paved areas (Route 151 and the church's driveway) to the proposed campsites over grass or dirt as no improved road is described in the application. Such an unimproved route could become impassable following a heavy rain storm, and campers may elect to drive over adjoining church property to enter or leave the campsite area. In fact, campers may elect to cross church property as a short cut to their

campsite even in good weather. How would the campsite operators prevent these occurrences of trespass?

Based on these concerns, I ask that the Planning Commission deny the application.

David M. Lawson

TO: Nelson County Planning Commission

RE: Special Use Permit #1085 - Campground

I am writing in opposition to the above application for a campground on land adjacent to Rockfish Presbyterian Church, of which I am a Trustee. I and my fellow Trustees are tasked with protecting the Church and its property, and we believe approval of this application puts our church at risk.

Of the many issues raised by this application, we are greatly concerned by the lack of on-site supervision. We understand the applicant has represented that she will hire a manager who will be available at the campground on 30 minutes' notice. Those of us who live in Nelson County, while the applicant apparently does not, know that cell reception can be spotty and variable, that there are many 'dead zones.' That alone may make such an arrangement unreliable, as the manager may be virtually anywhere when someone may try to reach him/her. Furthermore, the manager might be held up or unable to respond for any variety of reasons, e.g., accident, illness, car trouble, etc. If there were to be an emergency, it is less than reassuring that someone might be able to respond within 30 minutes. Furthermore, **it is only with constant on-site supervision that the consequences of prohibited or illegal activity can be avoided.**

We are all aware of the severe drought we had been experiencing over the course of several months, and members of the congregation have previously communicated to you **our concerns about fire**. The applicant has reportedly said she will not allow campfires, but many of us have already experienced visitors to Nelson County who, feeling they are on a vacation they are paying for, are lax in following rules, respecting others or caring for the environment. In July, my wife and I personally observed renters on property immediately next to our home setting off elaborate fireworks in the dry field between the houses and we were so concerned that we grabbed our fire extinguishers. Further, it is unreasonable to expect that campers will not wish to build a campfire, whether just for ambiance or even cooking - hot dogs on a stick, marshmallows for s'mores and the like are campers' staples. We have heard about small campfires in neighboring areas becoming bonfires with large groups of people participating, regardless of the number of campers permitted to occupy a tent or yurt. Without actual on-site supervision, **who will prevent or stop these activities?**

It is also easy to envision a scenario where campers pack up and leave, with embers from a fire still live, resulting in a fire on site of which no one is aware until it has become widespread and possibly out of control, with a hayfield immediately adjacent. Our historic church building does not have a fire suppression system. Without actual on-site supervision, **who will prevent or stop these activities?**

As some of you know already, one of our church's ministries is to receive unwanted cut timber which would otherwise end up in the landfill or left on the ground as potential wildfire fuel; we then cut and split it into firewood and deliver it to the less fortunate of Nelson County who rely on, but cannot afford to purchase, firewood for heating to ward off the winter cold, and sometimes for cooking as well. We call it our 'wood ministry'. This **pile of cut and split firewood** intended for the less fortunate would be in full view of the applicant's campers who

just want a prohibited campfire...or a bigger fire. Without actual on-site supervision, **who will prevent or stop these activities?**

Another of our ministries is to reach out to younger families of Nelson County, to encourage their participation and learning at our church. To that end, we have built a small playground, which would also be in full view of applicant's campers. When we utilize the playground, we try to ensure that there is alert adult supervision to prevent as much as possible and to respond promptly to any injuries. But the sight of our small playground would be very attractive to applicant's campers, who may decide, despite any prohibitions from the campground, to go across our property and play. As Trustees, we are very concerned about possible injuries and possible liability. Without actual on-site supervision, **who will prevent or stop these activities?**

Another ministry of our church is our Goodness Grows vegetable garden, where we plant and grow vegetables to add to our regular contributions to the Nelson County Food Pantry for the benefit of those who are less fortunate and hungry. This garden, too, would be in full view of applicant's campers, and would probably be tempting to applicant's campers to help themselves. Aside from possible disruption of the ministry the garden is not attended all the time of course. Without actual on-site supervision, **who will prevent or stop these activities?**

Finally, we understand that it is the applicant's intention to provide only **5 gallons of water** for washing and drinking per 'campsite', with up to 4 people per campsite. Daily recommended water consumption is almost 1 gallon per day for men(somewhat less for women). If 4 men were to occupy a campsite, that would leave only one gallon per day for all hand washing and dish washing for 4. Not much for hygiene, and **totally inadequate if there is an accidental fire**. And risk of an accidental fire is increased since there is no proposed electrical power, leaving candles and kerosene lanterns for light, and what? for cooking?? The church has several yard spigots in view of any of applicant's renters, but they are connected to the well serving all the church's drinking, cooking, washing and irrigation needs. These would be very attractive to applicant's renters, who will not have an adequate supply of water. But they would need to trespass on church land to get our water, perhaps in the dark, creating further liability, and not being familiar with farm hydrants or perhaps being a bit careless, if left on, they could create flooding damage, damage to the church's well pump, and damage to the well. Who would pay for that? Without actual on-site supervision, **who will prevent or stop these activities?**

Without someone on site to enforce them, rules and regulations are virtually meaningless and rely solely upon the character of the renters for compliance. **This is an unreasonable burden on our church for a special use benefit to the applicant.**

We ask that the Planning Commission take these concerns into account in recommending denial of the application for the Special Use Permit application, or, in the alternative, if nevertheless recommending approval, only on the tightest conditions requiring 24/7 on-site supervision, with explicit requirements for termination of the Special Use Permit in the event of violation of such requirement.

Thank you for your consideration.

Sincerely yours,

Harris Luscomb

TO: Nelson County Planning Commission

RE: Special Use Permit #1085 - Campground

I am writing as a resident of Nelson County and a member and Ruling Elder of Rockfish Presbyterian Church. Many others have previously written about our concerns and Ms. Kahle's failure to satisfy any of the four mandatory criteria for approval of a special use permit. I agree with them all, but wish to raise an over-arching issue which I believe must be fully addressed and resolved before any special use permit, including Ms. Kahle's, may be properly evaluated.

Nelson County has been long awaiting completion of a Comprehensive Plan, which is defined in its [Nelson 2042 website](#) as 'our community's guide for the future of Nelson County.... a long-range plan establishing a shared vision for what a community wants to be in 20+ years, with strategies to achieve that vision.' The website is well done, informative and persuasive, citing the many reasons such a Plan is crucial for the future of Nelson County. Interestingly, the very first line of the text is the following:

"If you don't know where you're going, you'll end up somewhere else" Yogi Berra

To evaluate this special use permit application prior to completion of the Comprehensive Plan undermines the very purpose of the Plan. A completed Comprehensive Plan could be of great help to the County officials tasked with evaluating this application, as well as others, and certainly of benefit to the residents of the County in protecting our County and its resources, historic and otherwise, as further growth and development take place. For example, is the subject property still categorized as agricultural? If so, what are the goals and objectives for agricultural property? What uses are permitted in agricultural zones? If not, how is the property zoned? What uses might require special use permits? In which areas will campgrounds be permitted? Is there any guidance concerning protecting nearby historic resources? What about safety and health concerns?

Although the Comprehensive Plan may not be intended to specifically address campground regulations, ideally it will also provide some guidance to help address the multiple issues concerning campgrounds which have arisen in counties throughout much of rural Virginia, including but not limited to Page, Bedford, Clark, and Warren. These counties have experienced considerable conflict about campgrounds, confirming the need to review and/or adopt regulations ranging from sanitation (water and disposal issues), safety (e.g., campfires and bonfires), aesthetics (lighting and screening) to the need for on-site management. There are significant questions about these issues in connection with Ms. Kahle's application, none of which is adequately addressed in her application.

I urge you, as members of the Planning Commission, to go back and review the Nelson 2042 website. You will see all the reasons this Plan is important to the future of Nelson County, at a time when everyone wants to build or start some sort of business here, as its intent is to *provide guidance*, rather than allowing the equivalent of spot-zoning. As stated in Nelson 2042, there are many benefits of a Comprehensive Plan, among them a Future Land Use Map and "justification for decisions by providing a factual and objective basis to support zoning decisions." Please defer a decision on this application until the Comprehensive Plan is finalized and adopted.

Sincerely yours,

Susan Luscomb

Amelia McCulley
395 Pine Needles Lane
Afton, VA 22920

November 8, 2023

Nelson County Planning Commission
80 Front Street
P.O. Box 558
Lovingston, VA 22949

Re: Concerns about Special Use Permit #1085 Kelly Kahle

Dear Members of the Planning Commission,

I am writing to you as a property owner and resident of Nelson County, and as a member of the historic Rockfish Presbyterian Church adjacent to this proposal. The Rockfish meeting house was established in 1746 and is noted by an historic marker along Route 151. I am a nationally certified Planner, and have practiced planning and zoning for a nearby local government for over 39 years. **I strongly urge you to defer this application until the late December Planning Commission meeting.** If instead you chose to act on this application on November 15th, **I strongly urge you to recommend denial to the Board of Supervisors.** I will explain the basis for these requests.

The Rockfish Presbyterian Church was just informed of this application adjacent to our property last Friday. We have not had sufficient time to consider the implications on the use of our historic church. We are directly abutting neighbors to one of the three lots involved in this application. We also share an entrance onto Route 151 with these properties. There are many direct impacts from a proposed use such as this. There is not sufficient information or time for us to conduct due diligence on the impacts to our 277 year old church. **Please defer this application to the late December Planning Commission meeting.**

In the event you chose to consider and act upon this application, please consider the following.

1. The application is incomplete and insufficient for review.
 - a. Per Nelson County Zoning Ordinance Section 12-3-4 c (1), a special use permit must be accompanied by a minor site plan. The minor site plan submitted by the applicant is woefully inadequate and does not address the minor site plan application requirements per Section 13.4 of the Nelson County Zoning Ordinance. The plan that was submitted does not sufficiently show the proposed use at a scale or detail to adequately depict the proposed use. It is missing information critical to understanding the proposed use and its impact on our historic church - such as existing and proposed topography, amount of land to be disturbed, and the location of all utilities and easements. The narrative refers to locating sites at the "edge of the woods," and the plan does not show a woodline or dimensions to clarify where the sites will be.
 - b. Per Nelson County Zoning Ordinance Section 12-3-4 c (3), a special use permit must include a written statement of project compatibility with the (iii) surrounding properties, (iv) Current and future neighborhood conditions and (v) traffic patterns, on-site and off-site. The applicant's narrative does not adequately address these important aspects.

- c. Per Nelson County Zoning Ordinance Appendix A, Article 2, the definition of “campground” states “Campgrounds require the provision of potable water and sanitary facilities.” The use of a camp toilet with deodorizer and only a 5-gallon water station should not be considered adequate. Even if this proposal somehow meets the minimum Health Department standard, it should not be permitted as adequate for a use by special use permit adjacent to an active and historic church. There is potential for this small amount of water and this form of bathroom facilities, to be inadequate - leading to offsite impacts, including odor.

As the Commission is aware, a use requiring a special use permit is a use that may be appropriate in a zoning district, but because of its nature, extent, or external effects, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings. **The proposed use fails to meet all four criteria for issuance of a special use permit.** Per 12-3-2 of the Nelson County Zoning Ordinance, a special use permit “shall be reviewed using the following criteria:

- a. The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;

Having campers in 3 temporary structures adjacent to our historic church will change the character and established pattern of development of the area. The statement of intent for this zoning district, Agricultural A-1, states: *This district is designed to accommodate farming, forestry, and limited residential use. While it is recognized that certain desirable rural areas may logically be expected to develop residentially, it is the intent, however, to discourage the random scattering of residential, commercial, or industrial uses in this district.* The proposed use is not consistent with the intent of this district and represents random scattering of a commercial use.

- b. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property;

The applicant does not live on the subject property. And while she’s indicated she is planning to do so, she notes that she is disabled and has physical limitations. To assure that this type of use does not adversely impact neighbors, it is critical to have an onsite manager. The Rockfish Presbyterian Church outdoor areas include several cemeteries, a playground, a pavilion and a garden. As proposed, this use will adversely impact our existing uses. There are potential impacts from noise, traffic, and people coming in our direction in need of more adequate water and sanitary disposal needs.

- c. The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and

The proposed use is proposed to be served by a “road” off Route 151 that is not currently adequate for traffic from transient lodgers as well as for trucks pulling a camper. The “road” does not meet most standards for adequate access. Part of the camping experience includes sitting outside by the fire. As we recently saw with a brush fire last weekend along Route 151 off Avon Road, it is very easy to start a brushfire. The proposed use does not have a water supply or well that could easily put out a fire and prevent it from becoming a larger brush fire, that could then impact nearby structures, including our historic church.

- d. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

The Rockfish Presbyterian Church is a property of historic importance as determined by the Virginia Department of Historic Resources. As noted in the concern about fire under criteria c), there is the potential for the destruction or damage of this property of historic importance. As noted under the other criteria, the impacts of campers and their activities could adversely impact our church.

A special use permit must satisfy all four of the previously mentioned criteria. This application does not fully satisfy any of these criteria.

I ask the Planning Commission to consider whether recommending approval of this application will set a dangerous precedence for campgrounds throughout the County on A-1 property. Especially on properties adjacent to uses of historic importance and on properties that are not adequately served by well, septic, etc. There are appropriate locations for campgrounds in Nelson County on properties that have adequate utilities and infrastructure, and do not adversely impact adjacent historic properties.

If you chose to act on this application on November 15th, please vote to recommend denial.

Sincerely,



Amelia G. McCulley, American Institute of Certified Planners

Emily Hjulstrom

From: Dana and Rob Ogilvie <aftonogilvie@yahoo.com>
Sent: Monday, November 13, 2023 9:17 AM
To: Dylan Bishop; Emily Hjulstrom
Subject: Proposed SUP 1085



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender aftonogilvie@yahoo.com

We are writing to express concerns about proposed SUP 1085 for a campground off 151 abutting Rockfish Presbyterian Church. We are requesting that you deny the request for the campground based on the following concerns:

- Allowing this proposed campground will negatively impact the neighboring property (Rockfish Presbyterian Church) which is a designated historical site.
- The campground will not have an onsite manager to supervise the guests' behavior and fire use which could result in damage to the church's historic property including cemetery.
- There is no sewer to provide waste service, electricity or well service. 3 campsites without these basic services will adversely impact the church and sanitation in the area.
- The church grounds include a playground, garden site, wood ministry area, cemetery and outdoor pavilion that are used weekly by the church. 8 am services are held at the outdoor pavilion March to November.
- Approval of this campground would not be keeping with the character and pattern of development of the area. In addition, proper notice was not given about the request to the affected properties.

We have been members of Rockfish Presbyterian Church for 24 years and have lived in Nelson County for 24 years. The natural beauty of Nelson County is its main attraction for tourists and residents, and the Planning Commission and Board of Supervisors must protect this asset. Our beautiful county must be thoughtfully developed with consideration to this natural asset. An unsupervised campground without services next to a historic church on a major road is not going to protect that asset and will result in an eye sore to the community.

We respectfully request that you deny proposed SUP 1085 or at the very least defer to gain more information.

Thank you for your consideration,

Dana and Robert Ogilvie
152 Apple Lane
Afton, VA

Date: November 12, 2023

To: Nelson County Planning Commission & Board of Supervisors

From: Arlie Saunders

Subject: Proposed Zoning request SUP # 1085 Campground

I appreciate the service you provide to all the citizens of our county and the demands on your time. I have some real concerns and questions about the proposed above subject special use permit. This is a new venture and the business plan should be supported by more details to give you confidence that it will succeed. I don't think you or the adjoining land owners want to see someone make an investment that will fail without adequate research.

I also have some real concerns about the impact this will have on the activities of the Rockfish Presbyterian Church. I've been a member for 22 years and its mission is a light in the valley. It's contribution to Nelson and adjoining Counties has been a blessing to thousands of residents. I strongly recommend that you give adequate time for all impacted parties to do their due diligence. I trust that you will weigh all the facts and make a decision after doing your due diligence for the best long term interest of Nelson County.

Emily Hjulstrom

From: Dylan Bishop
Sent: Tuesday, November 14, 2023 10:47 AM
To: Emily Hjulstrom
Subject: Fw: Planning commission meeting re Campground

From: Ginny Simpson <vbsimpson@gmail.com>
Sent: Monday, November 13, 2023 4:09 PM
To: Dylan Bishop <dbishop@nelsoncounty.org>; ehjuistrom@nelsoncounty.org <ehjuistrom@nelsoncounty.org>
Subject: Planning commission meeting re Campground



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender vbsimpson@gmail.com

Dear Members of the Planning Commission and Board of Supervisors,

Many of the Rockfish Presbyterian Church members are deeply concerned about the proposed campground abutting the church property. There are so many concerns to address, but we would like our letter to focus on the history of our church and its commitment to Nelson County.

My husband and I have been members of this church since 1994. We were fortunate to be able to participate in the 250th celebration of this church in our community. As we shared re-enactments of the church from its inception, we also recognized the past members of our county who were committed to its creation. We walked through the cemetery reflecting on those who came before us. As I am sure you are aware, there are stones dating back to the 1800's; truly a historic site. We shared in the common goals of being good stewards of the grounds and the community.

Several years ago, our church made the concerted effort to change our missions from global to local. We wanted to serve this community which we love. While there are many ways in which our church has committed to the county, two of our biggest missions have the potential to be affected by a continuous changing group of campers. We provide wood to so many in our county during the winter. Our wood ministry is sorely needed to keep Nelson county families warm. Additionally, we grow a very large community garden; again supporting those in need. What is to stop campers from using our wood and eating food that many in our community desperately need?

What will stop campers from being disrespectful of our cemetery and surrounding grounds? What will prevent campers from bringing their pets onto our grounds for their personal use? How do we protect the children who play on our grounds from pets gone awry? How do we prevent campers from using our Pavilion as their covered picnic spaces? Our Pavillion is intended as a place for our outdoor services.

We provide so many gifts of service to this community. We humbly ask that you protect our church's history and legacy of commitment to all in Nelson County. Please do not allow a campground to desecrate our grounds and interrupt our mission work.

Respectfully,
Ginny and Al Simpson
139 Lakeside Close
Nellysford, VA 22958

Emily Hjulstrom

From: 2smysers@gmail.com
Sent: Monday, November 13, 2023 2:01 PM
To: Dylan Bishop; Emily Hjulstrom
Subject: PROPOSED SUP #1085 Campground



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender 2smysers@gmail.com

PROPOSED SUP #1085 Campground

Rockfish Presbyterian Church, an historic church of significant importance in Nellysford, Nelson County, is an abutting owner to a proposed special use permit for a campground. A special use permit requires that **four criteria** be met for use that may be appropriate in a zoning district, but because of its nature, extent, or external effects, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings.

The abutting property owners (Rockfish Presbyterian Church) are concerned about impacts to their property and use.

Criteria #4: The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance. The Rockfish Presbyterian Church is deemed by the Virginia Department of Historic Resources, to be of significant historic importance. This is signified by the historic marker at the entrance to the property on Route 151.

- a) The use as proposed will result in impacts to our property of historic importance, as noted in the other 3 criterion.
- b) The use as proposed could result in the destruction, loss or damage of our historic church. Failure to stem a wildfire started at a campfire would be the greatest potential damage. Offsite impacts from the campground use can adversely impact our historic church.

The safety of those people who utilize the Church is of utmost concern to us as Church members. The Church is open and busy throughout the day and evenings. In addition to worship services on Sundays, there are various meetings, children's programs, adult classes, choir practice, etc. We have a large senior population in this church, as well as young children. Having a primitive campground abutting Church property with no attendant would seem to be an invitation for some campers to wander onto Church property at free will to avail themselves of our wood ministry firewood stacks, a vegetable garden with a standpipe for water, a playground and cemetery or even possibly church bathrooms if the doors are open.

We ask you to deny this special use permit application because it fails to meet all of the criteria in the Nelson County Zoning Ordinance. Even the failure for a special use permit application to meet 1 criterion, is grounds for denial. We ask you to deny this application because the proposed primitive campground is not compatible with the abutting historic church.

Respectfully submitted,

Linda & Michael Smyser
637 Cedar Meadow Drive, Nellysford, VA 22958
2Smyers@gmail.com

703.915.6247 (Linda Cell)
703.626.0281 (Michael Cell)

Emily Hjulstrom

From: Peggy Toms <peggytoms@gmail.com>
Sent: Sunday, November 12, 2023 3:17 PM
To: Dylan Bishop; Emily Hjulstrom
Subject: SUP #1085



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender peggytoms@gmail.com

To Whom it May Concern,

I cannot attend the planned PC meeting this week, thus am writing to express my opposition to the proposed permit for a primitive campground (SUP#1085), which would abut the historic Rockfish Presbyterian Church on Route 151, Nellysford.

It is my understanding that certain criteria must be satisfied to obtain the necessary special use permit. It does not seem that this property supports safe and reasonable facilities to accommodate camping activities. Such as adequate water supply, for use by campers and availability for emergencies such as fire. This is especially important, as outdoor recreation often includes open air campfires & cooking. If a fire would occur, our historic church would possibly be lost.

Also, private waste facilities should be provided as well as electricity, which does not currently exist. Where will these campers bathe and use the restroom?

In addition to the above mentioned safety concerns, vehicle access to the proposed campground does not currently exist. (The only entrance is the driveway into the church.) Any new driveway/road construction would greatly impact church activities, parking and vehicle/pedestrian safety.

Also, is there planned supervision and onsite management for this campground? I can attest for the importance of this as I have camped/RV camped for decades. An unsupervised campground is trouble & danger waiting to happen!

Our church has grown and provides many missions benefiting our community and beyond. Such as fundraisers in the outside pavilion and children's activities, often outside on the grounds, parking lot and playground. Our wood ministry works "on the hill", our community garden feeds many. All of these areas are within close walking distance of the proposed campground. What would prevent campers from using our playground (thus causing liability issues) or open pavilion, where we have electricity?

Noise from the campground would adversely affect & possibly disrupt many of our outdoor missions & activities, including our early Sunday morning services in the pavilion.

There are many generations of families buried in our historic cemetery, and many more plots paid for. Funerals & graveside services are an important part of our church. I believe the respect and beauty of our peaceful cemetery would be compromised by a "public" campground that close.

Rockfish Presbyterian Church is deemed by the Virginia Department of Historic Resources to be of historic importance in our community & county.

I would ask for that distinction to be considered & respected.

While our doors are open to all, we welcome all to join us in worship and the important missions we provide, I believe a primitive campground directly abutting RPC would not be compatible.

I ask you to deny this permit for the above listed reasons, as it appears the criteria has not been met.

Respectfully & Prayerfully submitted,

Peggy Toms
Nellysford, VA.

Sent from PLT's iPad

To whom it may concern at Nelson County,

I am the current owner of 5060 Rockfish Valley Hwy. I heard my neighbor Kelly Kahle had ambitions to start some campsites on adjacent plots to mine and I wanted to express my support for this project. I purchased the house over a year ago and she has been a kind and supportive neighbor. I believe her project would be a successful business and contribution to the local economy. Please reach out to me if you have any concerns.

Best,

A handwritten signature in black ink, appearing to read "Jerry Uejio". The signature is fluid and cursive, with the first name "Jerry" being larger and more prominent than the last name "Uejio".

Jerry Uejio
415-350-7621
jerryuejio@gmail.com

December 7, 2023

Dear Members of the Nelson County Planning Commission

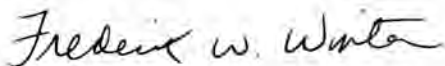
I have great concern regarding the request to provide permitting for a camping facility at the property adjacent to the Rockfish Presbyterian Church. As a member of the Rockfish Presbyterian Church, I am at that location working for our church's Wood Ministry (firewood for the needy) at least fifteen days from October-March, so I am well aware of the conditions there.

I am worried that the hay field adjacent to the property could pose a severe fire hazard to the church, nearby residences, and the forest that surrounds the hay field. As of December 6, 2023, the hayfield has not been harvested (see picture). Even if mowed, a hayfield can be extremely flammable where the fire can move across hay at remarkable speed. I know since I currently have a property with 30 acres of hay. I only burn myself when conditions permit (no wind, no drought, a watered perimeter, etc.) and I have a hydrant with a hose within 75 ft of the burn pile.

I understand the owner wants to establish a campground that offers a basic, primitive camping experience, but the proposed plan lacks sufficient amenities to satisfy safety concerns. The target market for this is likely to be out-of-towners who are not only unfamiliar with local conditions (like this year's drought and the no burning restrictions from February 15-May 1), but are also likely to be inexperienced woodsmen. I cannot imagine the proprietor forbidding campfires at a camping facility (that also has no heat), but even if he/she did, is there a chance that an adoring parent will refuse little Bobby's request to just build "just one little fire for his s'mores"? Or set off fireworks?

Without around the clock on-site supervision, even if campfires, bonfires, fireworks and the like were expressly forbidden, such restrictions are unlikely to be honored by transient campers. Members and friends of our congregation have already experienced out-of-towners who blatantly ignore restrictions who have paid to be on vacation and enjoy their time in Nelson County on their own terms.

Sincerely,



Frederick W. Winter
225 Glenthorne Loop
Nellysford, VA, 22958
rwinter14@yahoo.com
434-996-2024

Emily Hjulstrom

From: Carol Wisler <wisler99sue@gmail.com>
Sent: Monday, November 13, 2023 10:18 AM
To: Dylan Bishop; Emily Hjulstrom
Subject: Proposed SUP #1085 Campground



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender wisler99sue@gmail.com

As residents of Nellysford, we are asking that the primitive campground proposal be deferred. The four criteria needed are not met:

1. The campground would change the area which is zoned to accommodate farming, forestry, and residential use.
2. It is not directly served by private water and sewage facilities for the campers nor does it include an on-site manager.
3. There is danger of fire from campfires or lanterns which could spread to the historic church which is next to it.
4. It does not have electricity.
5. Access to the campground is mowed grass, not a street. This could present problems in inclement weather

Please oppose this primitive campground as it does not meet all the criteria in the Nelson County Zoning Ordinance.

Thank you,
Dave and Suzi Wisler

Nelson County Planning Commission

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: January 24, 2024

Re: SUP #1101 – Proposed Amendment to Condition of Approved SUP #716 –
“The DeLander at Nelson” Multifamily Dwellings – 9485 Rockfish Valley
Hwy

BACKGROUND: This is a request for an amendment to a condition of a previously approved special use permit for a multifamily dwelling use on property zoned A-1 Agriculture.

Public Hearings Scheduled: P/C – January 24; Board – February 13 (tentative)

Location / Election District: 9485 Rockfish Valley Hwy / North District

Tax Map Number(s) / Total Acreage: 6-A-131 & 163D / 8.13 & 2.81 respectively, +/- total

Applicant Contact Information: Charles Meade & Quakeela Teasley (Owner), 4804 Craigs Mill Court, Glen Allen, VA 23060, 804-916-9545 / 804-564-4138, cmeade2261@gmail.com / quateasley3@yahoo.com

Comments: SUP #716 for multifamily dwellings was approved by the Board of Supervisors on October 11, 2022 with conditions (attached). The Major Site Plan has been submitted and is currently in the review phase with various agencies including Health Department, VDOT, Erosion & Sediment Control, and DEQ for stormwater management. The final site plan will come to the Planning Commission for administrative review when approvals are near finalization.

As more formal plans and details were developed, the applicants noted the scale of the required fencing, and are requesting an amendment to condition #6. The condition as approved states, “A fence 6’ (feet) in height lined with evergreen vegetation shall be installed along all property boundaries.” Instead of fencing the entire property along the boundaries (approximately 11 acres), the applicants are proposing to fence the area around the usable community only (approximately 3-4 acres). They are also requesting a reduction in the height requirement from 6 feet to 4 feet. The final amendment they are requesting is to require only evergreen vegetation along Route 151 (per condition #5) with no fencing. This is shown on the attached site plan dated December 8, 2023. Existing vegetation would be left in place where appropriate.

Conditions: Approved by the Board of Supervisors on October 11, 2022:

- 1. Dwelling units shall only be rented to those individuals 55+ years of age.
- 2. The maximum number of units shall not exceed 12 units, and each of the two buildings shall not exceed 5,000 square feet each.
- 3. All existing structures on the property shall be removed prior to the start of construction.
- 4. The existing boundary lines shall be reconfigured to comply with density requirements in Section 4-10, prior to the issuance of a building permit.
- 5. A landscape buffer along Route 151 is required, as shown on the site plan dated September 14, 2022.
- 6. A fence 6' in height lined with evergreen vegetation shall be installed along all property boundaries.**
- 7. All lighting shall be directional and glare shielded to prevent light pollution onto adjoining properties, roadways, and the dark night sky.
- 8. The units shall not be utilized for short-term rental purposes.
- 9. Construction shall begin within 2 years of the approval date (October 11, 2022).

Should the Planning Commission recommend approval of an amendment to condition #6, staff would recommend the following language:

6. A fence 4' in height shall be installed along the boundary of the community as shown on the site plan dated December 8, 2023. Existing vegetation shall be left in place where feasible.

All applications for Special Use Permits shall be reviewed using the following criteria:

- a. The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;
- b. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property;
- c. The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and
- d. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

Attachments:
 Application
 Site Plan
 Acknowledgement Letter dated 10/13/22



PERMIT APPLICATION:

Nelson County Department of Planning & Zoning

TO THE ZONING ADMINISTRATOR: Special Use Permit # 1101
application type application number

1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):

- Special Use Permit
- Rezoning from _____ to _____
- Conditional Rezoning from _____ to _____
- Other: Amend condition #6's language on SUP #716
- Subdivision
- Site Plan - Minor
- Site Plan - Major

Reason(s) for request:

We would like to amend condition #6 to allow for a shorter height fence (4') installed around the "usable" property boundaries (approximately 3-4 acres). Also, we would like to request only having to provide vegetation along 151's fence line and not around entire fenced area. We will not be clearing the entire acreage, so vegetation will naturally be left in place.
(Please use reverse or attach additional sheet if more space is needed.)

2. Applicant(s) and Property Owner(s):

(Please provide names of applicants and property owners and indicate applicable title; if applicant is not the property owner, please show relationship, i.e. lessee, contract purchaser, etc.)

Applicant Property Owner Name: Charles Meade + Quakeela Teasley

Mailing Address: 4804 Craigs Mill Ct Glen Allen VA 23060

Telephone #: 804-514-4738 (P) Email Address: quakeela3@yahoo.com
804-916-9545 (C) cmade2261@gmail.com

Relationship (if applicable): _____

Applicant Property Owner Name: _____

Mailing Address: _____

Telephone #: _____ Email Address: _____

Relationship (if applicable): _____

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) info.)

3. Location and Characteristics of Subject Property:

- a. Address of Property (specific location, route numbers, street names, voting district, etc.): 9485 Rockfish Valley Hwy, Astor VA 22920
- b. Official tax map number: # 6-A-131, 6-A-163D
- c. Acreage of property: 10.94 acres
- d. Present use: NA
- e. Present zoning classification: SUP # 716 for multifamily dwelling
- f. Zoning classification of surrounding properties: residential

4. Affidavit: The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature: Quakeela Teasley Printed Name: Quakeela Teasley
 Signature: Charles Made Printed Name: Charles Made

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) signatures.)

5. Additional information: *(Please attach separate sheet for additional details, explanations, etc.)*

6. Please note: In the event of cancellation or postponement at your request after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement (determined by the actual cost of the ad). This fee will not apply in cases of Planning Commission or Board of Supervisors deferment.

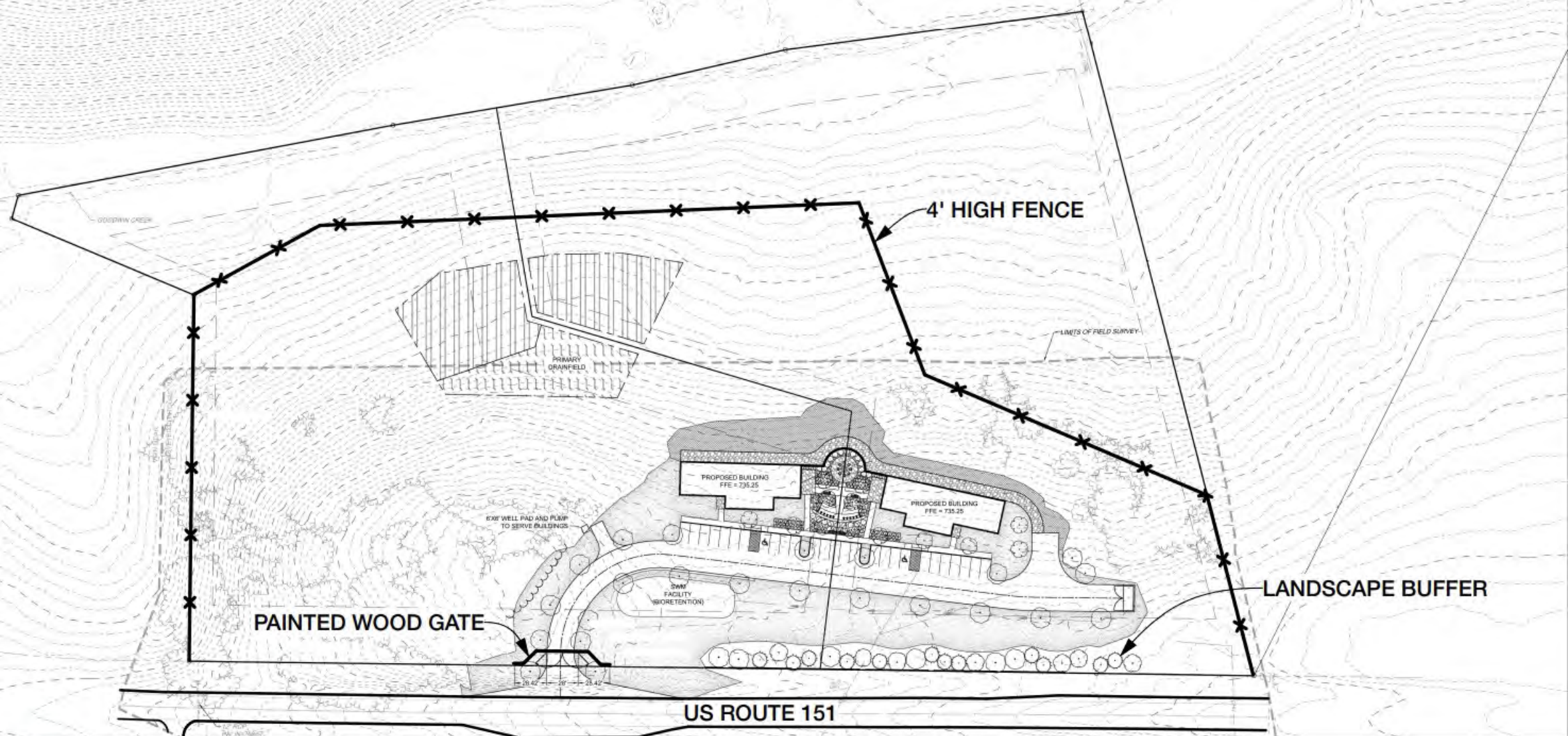
-----TO BE COMPLETED BY PLANNING & ZONING STAFF-----

Pursuant to Article _____, Section _____ of the Nelson County Zoning Ordinance.
 Pursuant to Section _____, Subsection _____ of the Nelson County Subdivision Ordinance.

- o Completed application and fee (\$ _____) received on _____
- o Hearing Notice published on _____
- o Planning Commission action: Date of Meeting / Hearing: _____
 Recommendation: _____
- o Board of Supervisors action: Date of Hearing: _____ Date of Decision: _____
 Action: _____

Nelson County Planning & Zoning Department

(Mailing Address) P.O. Box 558, Lovingson, Virginia 22949 | *(Physical Address)* 80 Front Street, Lovingson, Virginia 22949
(Telephone Number) 434 263-7090 or Toll Free 888 662-9400, selections 4 & 1 | *(Fax Number)* 434 263-7086
<http://www.nelsoncounty-va.gov/departments/planning-zoning>



US ROUTE 151

PROJECT NO	58949
DRAWN BY	M. SHEETS
CHECKED BY	J. FOX
COPYRIGHT	© 2023 BUSHMAN DREYFUS ARCHITECTS PC

ISSUE	NAME	DATE
		12/08/2023



October 13th, 2022

Todd Rath – Rockfish Valley Events LLC
161 Wood House Ln
Nellysford, VA 22958

Charles Meade & Quakeela Teasley
4804 Craigs Mill Ct
Glen Allen, VA 23060

Dear Applicant:

This letter acknowledges that on September 28th, 2022 the Nelson County Planning Commission reviewed your Special Use Permit application #716 to allow for a multifamily dwelling at 9485 Rockfish Valley Hwy, Tax Map Parcels #6-A-131 and 6-A-163D. After the hearing concluded, the PC voted (4-1) to recommend approval of this application to the Board of Supervisors.

On October 11th, the Board of Supervisors (BOS) held a public hearing and voted unanimously (5-0) to approve SUP #716 for a multifamily dwelling with the following conditions:

1. Dwelling units shall only be rented to those individuals 55+ years of age.
2. The maximum number of units shall not exceed 12 units, and each of the two buildings shall not exceed 5,000 square feet each.
3. All existing structures on the property shall be removed prior to the start of construction.
4. The existing boundary lines shall be reconfigured to comply with density requirements in Section 4-10, prior to the issuance of a building permit.
5. A landscape buffer along Route 151 is required, as shown on the site plan dated September 14, 2022.
6. A fence 6' in height lined with evergreen vegetation shall be installed along all property boundaries.
7. All lighting shall be directional and glare shielded to prevent light pollution onto adjoining properties, roadways, and the dark night sky.
8. The units shall not be utilized for short-term rental purposes.
9. Construction shall begin within 2 years of the approval date (October 11, 2022).

Please note that if the use is not established in 24 months (on or before October 11th, 2024) the SUP will “automatically terminate without notice and become null and void.”

Please also note that if you have any questions, concerns, and/or requests for assistance at this time, don't hesitate to let us know.

Thank you very much,

A handwritten signature in black ink that reads "Dylan M Bishop". The signature is written in a cursive, slightly slanted style.

Dylan M. Bishop
Planning & Zoning Director
Nelson County, Virginia

DMB/ewh

Executive Summary



The Nelson 2042 Comprehensive Plan took shape over more than 20 months and is the result of considerable input from the community and thorough assessment of data and market trends. The year and a half of collaboration and community engagement resulted in six goals with targeted strategies which will guide policy in Nelson County for the next decade. The Plan is grounded in fiscal and physical reality and is meant to be an actionable guide that the community can use to measure progress towards its goals. At its core, the Comprehensive Plan is a vision for what Nelson can be in the future in all aspects ranging from transportation to housing choices and from recreational amenities to employment options. The Plan does not directly regulate these issues, rather it provides the framework for updating regulatory tools, policies, programs, and partnerships ensuring that all tools and programs of the County are efficiently working together to achieve the community's vision for the Nelson of 2042.

The Community's Vision for the Future

Nelson is a welcoming community that values its natural resources, encourages economic growth, and provides excellent quality of life for all community members.

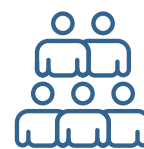
Nelson County today is a great place to work, live, and visit. Residents place high value on the rural character of the County and the strong sense of community, but they are concerned about unbalanced growth and protection of the natural environment; lack of job opportunities and economic diversity; limited housing choices for different types of individuals and families; and the condition of community services and infrastructure, including transportation networks.

The Nelson 2042 plan sets a vision for the future of the County that addresses concerns and builds on assets through a framework of goals, objectives, and strategies. The Plan is based on the results of a robust community

engagement process that included:

- Community Survey - available both online and in print
- 4 Public Workshops
- 4 Stakeholder Interviews
- Project Website & Online Engagement
- Draft Review & Online Comment Form
- 1 Public Open House

The community is integral to shaping the Plan and are key players in tracking progress to achieving the Plan vision. In partnership with County staff, public officials, and regional groups, the community must work together to reach the Nelson of 2042.



Plan & Provide Equitably for Everyone



Improve & Expand Vital Services



Diversify & Bolster the Economy



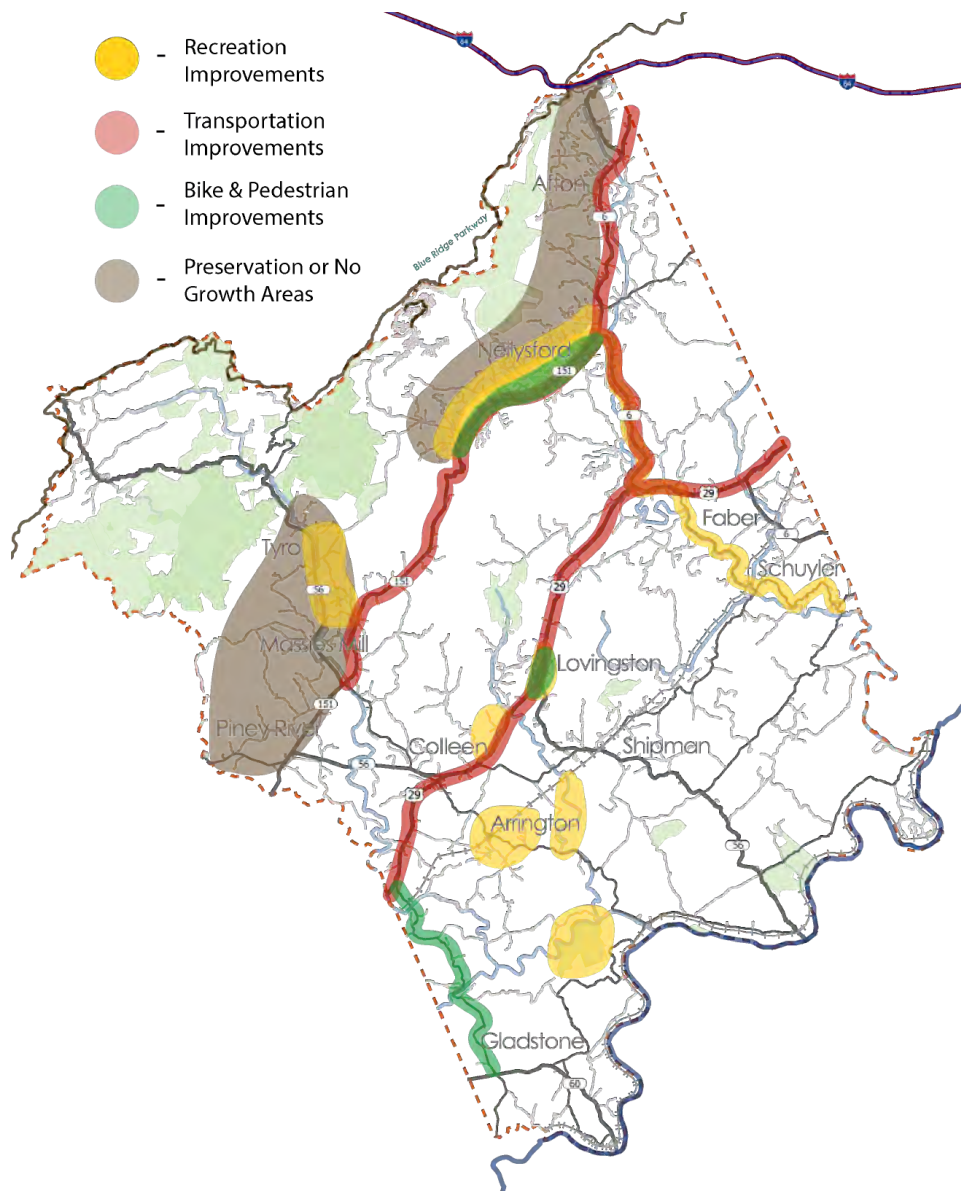
Protect & Connect to our Rural Environment

Plan Priorities

“Move forward mindfully with consideration of the environment and future generations”
 - Nelson2042.com Idea Wall Comment

The Nelson 2042 Plan addresses the physical and social elements that go into making our community - Land Use, Transportation Networks, Housing, Economy and Businesses, Natural and Cultural Resources, and Community Facilities and Infrastructure. Within the Plan, each of these elements contains a unique goal, objectives, and strategies, but they are connected by four “Big Ideas” or plan priorities. The Big Ideas were derived directly from community engagement and include the following key ideas: The community prioritizes economic diversification and advancement of the County in ways that protect the environment. There are key infrastructure concerns including water availability and vehicular network safety that the County must address before all else. Protecting the rural character of the County and connection to the natural world through enhanced recreational amenities is a strong desire of residents. There are communities in Nelson whose voices are often not heard or needs unmet. All planning for the future of Nelson must

aim for transparency and accessibility to engage and authentically plan for all segments of the community. The Big Ideas pervade the Comprehensive Plan elements and directly informed strategies, priority transportation projects, and the conceptual land use framework.



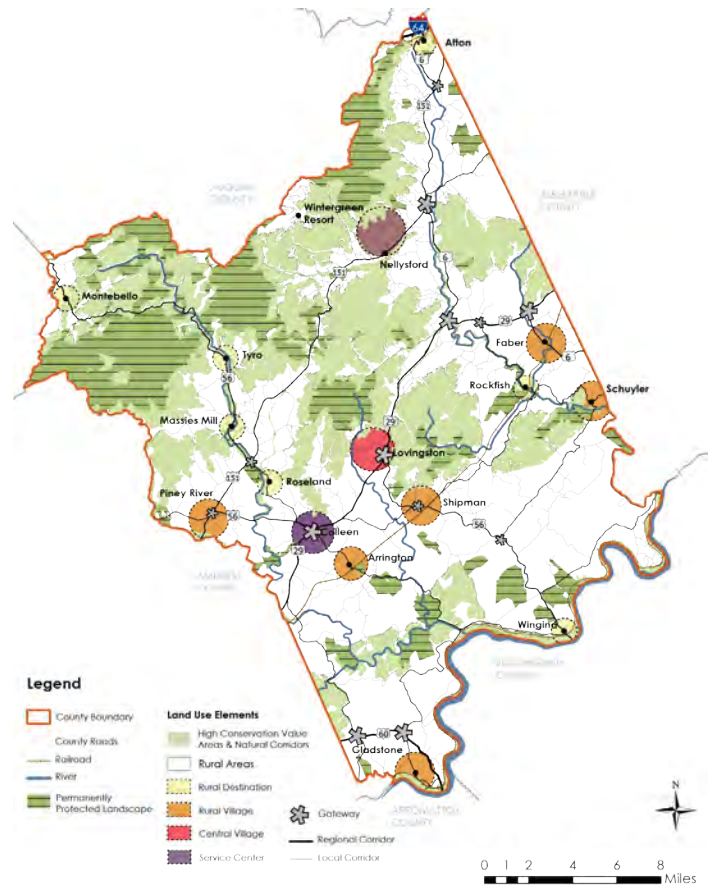
Composite diagrammatic results of public workshop map exercises.

Land Use

Nelson County preserves and enhances its rural character and natural resources by creating opportunities for strategic growth to create a stronger, more vibrant, and prosperous community.

The Nelson 2042 conceptual land use framework prioritizes enhancement of rural character and protection of natural resources. The framework includes 7 land use designations and 2 corridor overlay designations. None of these designations directly regulate or promote development, rather they provide a decision-making framework based on data analysis and community consensus. Each land use type contains a description with key planning guidelines and primary land use types. The land use types are meant to be a guide and do not replace allowable uses as defined in the zoning ordinance. Use types take into account existing uses, the potential to repurpose existing buildings, as well the capacity for new development. The following summarizes the key purpose behind each land use designation.

- **Conservation Areas** comprise the majority of land within Nelson County. These are highly sensitive environmental lands that should be protected from all development.
- **Rural Areas** comprise the majority of agricultural lands in the County and should be maintained.
- **Rural Destinations** are those areas in the County that have a distinct identity - such as Massie's Mill or Afton - where additional development cannot be supported but redevelopment of existing structures and targeted investment in community amenities or services can improve resident quality of life.
- **Rural Villages**, like Destinations, have a unique identity but these places have a higher concentration of buildings and an existing mix of uses. The intent is to maintain the traditional character of these places while allowing for investment in amenities, services, small scale development, and redevelopment to serve the needs of residents. This could include the rehabilitation of a community center as a store or mixed use space; the conversion of a single family or commercial building to two single family units; or the construction of a new two family unit.
- Lovingson, Colleen, and Nellysford are the County's **Community Hubs**. Each has an existing concentration of development and services for residents and visitors alike. While Lovingson and Colleen have the capacity to absorb new growth, provide regional services, and provide for housing needs within the County, Nellysford is at capacity and planning should focus on targeted investment in services, amenities, rehabilitation, and redevelopment. Each of these areas should prioritize quality design and development standards; signage, landscaping, and lighting; and pedestrian connectivity to enhance their village character.



"... create a real streetscape in Nellysford and Lovingson - the 2 main business areas. Nellysford would greatly benefit from sidewalks, landscaping and attractive lighting ... Make it a walkable area to attract and keep better small businesses ... Same for Lovingson. What a gem of a small town! It could be SO much more, with some planning and investment."

- Nelson2042.com Idea Wall Comment

Key Strategies

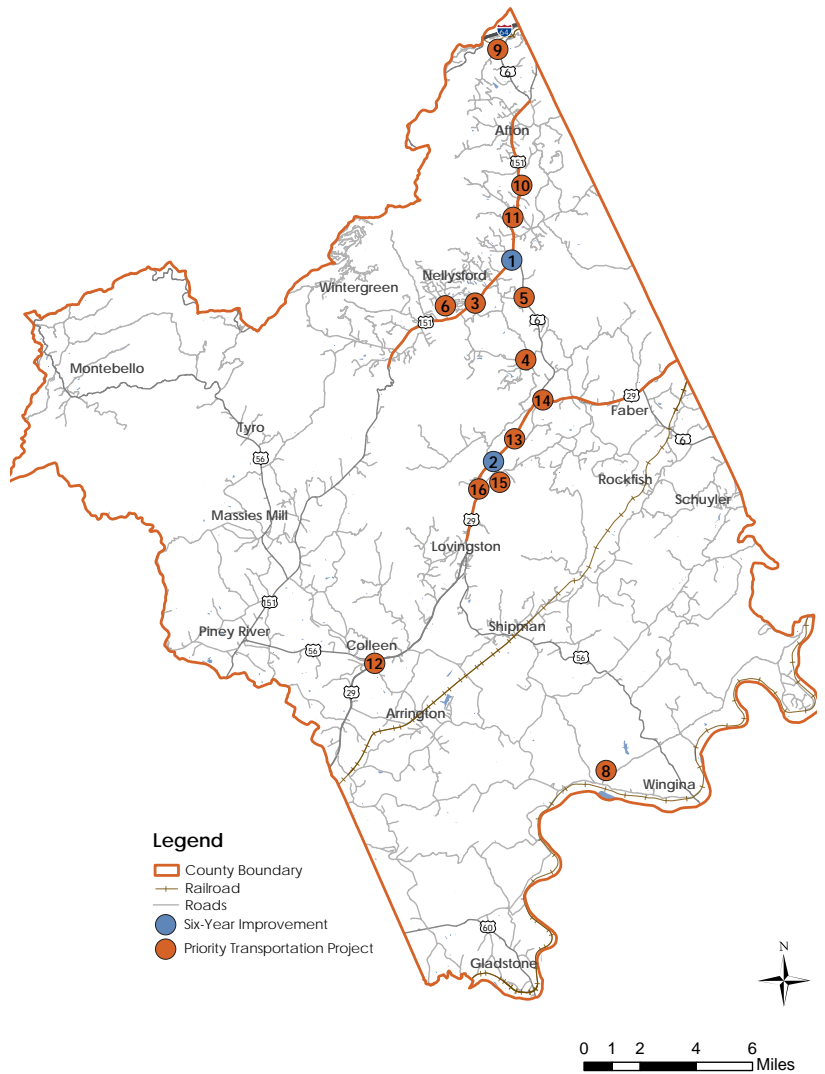
- ✓ Connect neighborhoods and development through sidewalks, shared use paths, and trails and require such connections in new development or redevelopment proposals.
- ✓ Encourage any new development to locate in designated growth areas so that existing infrastructure can be more efficiently used, and rural lands protected.
- ✓ Review the zoning ordinance, and amend it as necessary, to allow for a wider mix of use types, including accessory dwellings and mixed-use buildings.
- ✓ Continue to administer cluster subdivision regulations and incentivize their use to preserve open space and reduce the impact of development.

Transportation

Nelson County maintains a transportation system that provides a safe and efficient multimodal network to connect residents and visitors to places they live, work, recreate, and access services throughout the County and region.

The Nelson 2042 priority transportation projects prioritize safety, efficiency, reduction of traffic volumes, and enhanced connectivity. Throughout public engagement, the safety of the 151 and route 6 corridors was a prime concern. Many safety enhancements or additional plans are already accounted for through VDOT's Six-Year Improvement and VTrans project lists. By including them on the Comprehensive Plan's priority projects list, the County is reiterating the community's desire to see these projects completed.

Another key priority of community residents was the enhancement of alternative transportation networks (bikes, sidewalks, trails) both within villages as well as connecting between villages and community recreation assets. These projects do not take priority over safety improvements and in no case would they be constructed to create additional safety issues. In some cases the investment in alternative connections can alleviate vehicular demand and increase safety on Nelson's roads. Additionally, including projects on the priority transportation projects list is a requirement to qualify for additional VDOT funding or assistance.



Map ID #	Project Name
1	Route 6 Roundabout
2	Route 29 Safety Improvements
3	Route 151 Safety Study
4	Adial Road Safety Study
5	Route 6 Truck Reduction
6	Route 151 Parallel Trail
7	Greenway Connectivity
8	James River Multi-Use Trail
9	Blue Ridge Trail Connectivity

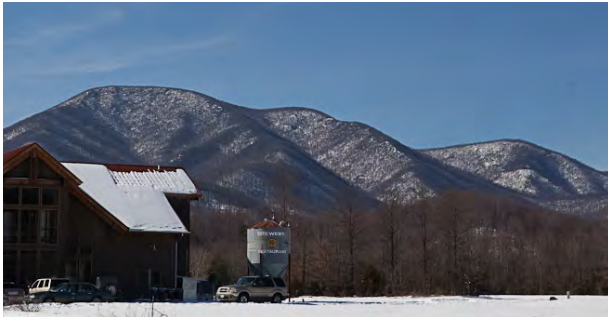
Map ID #	Project Name
10	Route 151 Speed Study
11	Route 151 Road Widening
12	Colleen Park and Ride
13	Route 29 Safety Study
14	Route 29 Roundabout
15	Lovingson Streetscapes
16	Route 29 Pedestrian Study

“If there was a safe and visible path for bikes and pedestrians to use along the 151 corridor, it would alleviate conflicts with vehicles, and perhaps even reduce the number of sight-seeing vehicles on the road.”

- Nelson2042.com Idea Wall Comment

Key Strategies

- ✓ Work with VDOT to address priority traffic safety issues such as reduction of speed limits, safety improvements at high crash intersections, adequate turn lanes and reduced tractor-trailer “cut through” traffic.
- ✓ Identify areas to construct or expand natural trails and sidewalks for pedestrian traffic.



Local Economy

Nelson County creates and maintains a strong, resilient economy that promotes **workforce development and diversifies business and tourism opportunities while supporting agriculture.**

Key Strategies

- ✓ Prepare for the needs of the next generation of workers by supporting both traditional higher education and vocational education opportunities.
- ✓ Support multiple revenue streams for farmers by reviewing and amending ordinances to better allow farmers to host complementary agritourism uses on agricultural properties.



Natural & Cultural Resources

Nelson County preserves its rural character and agricultural heritage by sustainably protecting and stewarding its natural and historic resources for future generations.

Key Strategies

- ✓ Continue improving flood resiliency by updating the Floodplain District Ordinance as needed to reflect new flood maps and best practices, and participating in FEMA's Community Rating System.
- ✓ Limit development on steep slopes to maintain balance between slope, soils, geology, and vegetation. Where disturbance is unavoidable, enforce erosion and sediment control measures to prevent unnecessary degradation.



Housing

Nelson County strives to ensure the availability of quality housing for residents of all income levels and lifestyles by allowing for a variety of housing options, including affordable and workforce housing, and encouraging rehabilitation of existing vacant units.

Key Strategies

- ✓ Consider allowing accessory dwelling units by right through zoning changes that can allow affordable rental options that benefit renters and homeowners.
- ✓ Expand the types of allowable housing in appropriate areas to accommodate multi-family housing units, such as townhouses, condominiums, and duplexes.



Infrastructure, Facilities & Services

Nelson County offers superior community services and facilities that serve all segments of the community, support economic development, and ensure community health and safety.

Key Strategies

- ✓ Continue to work with the regional authority to create a water and sewer master plan to identify current system needs and target long-term strategies to maintain and expand service areas.
- ✓ Create a County-wide fire and emergency medical services (EMS) strategic plan that can be regularly updated and maintained to address response time, facility, and staffing needs.



Nelson 2042

Comprehensive Plan

Memo

Subject: Summary of Public Comments, Post Final
Worksession Date: December 20, 2023

The following summarizes key themes from comments received on the draft Nelson 2042 Comprehensive Plan as of October 26, 2023, following the final Joint Worksession with the Nelson County Planning Commission and Board of Supervisors. Nineteen (19) total comments were received. Comments and responses are included in the attached matrix.

A. Summary of Comments

1. Nellysford Land Use Framework and Definition of Terms

Several comments pertained to the discussion that took place during the final joint worksession regarding the Nellysford land use framework on page 44 of the plan. Several comments were submitted asking that additional definitions, including the small-scale residential and commercial development discussed during the final worksession. These comments were addressed through changes to page 44 and the inclusion of definitions in the glossary of the plan.

2. Route 151 Transportation Safety

Residents repeated concerns regarding the safety of the 151 corridor and the prioritization of vehicular safety improvements in this area. Clarifying language discussed during the September worksession was added to address these concerns.

#	Date	Reviewer	Topic	Comment	Response
1	27-Oct	Community	Definitions	Certain Berkeley Group responses to community comments included in the Agenda for the upcoming joint work session are helpful in defining intent but if those clarifications are not included in the final Comp Plan then you are asking for trouble as the Comp Plan is implemented and there is lack of clarity. For instance, development is supposedly not meant to be "large multi-family" or "cluster subdivisions" or "high density housing." The Plan should say this, as well as provide definitions for these terms.	Additional definitions and language to clarify the intent of the Plan have been included in the December 7 draft of the Comprehensive Plan.
2	27-Oct	Community	Definitions	Having just read the Agenda for the Sept 28th joint work session, which included a matrix of community comments, it is clear that much of the community angst is from a lack of understanding of what the Comp Plan is intended to accomplish. Clarity is critical. For instance, not all terminology is defined (what is meant by duplexes, triplexes, fourplexes, higher intensity development, Village, etc.) and when a defined term is used it should have initial caps. Also include a glossary of abbreviations, in addition to use of the long form term with its abbreviation in parentheses when first used in a Chapter.	Additional definitions and language to clarify the intent of the Plan have been included in the December 7 draft of the Comprehensive Plan.
3	27-Oct	Community	Demographics	Did the Berkeley Group determine Nelson County's population growth rate based on the next-to-latest to latest decennial census year, based on population reported by the United States Bureau of the Census?	Population projections come from the Weldon Cooper Center, which is charged with generating the official estimates for the State of Virginia. Their data is based on Census data.
4	27-Oct	Community	Engagement	Why have minutes not been published for the June and September joint workshops?	
5	27-Oct	Community	Engagement	Will the Berkeley Group publish on this website the additional comments submitted subsequent to those published in the materials for the last joint workshop?	Comments are published as part of the meeting packets for the Planning Commission and Board of Supervisors.
6	27-Oct	Community	Engagement	When are comments for the Comprehensive Plan Update due, please? And how may they be submitted?	
7	27-Oct	Community	Housing	The county must have a plan, strategic and tactical, with respect to affordable housing. TJPDC regional studies are not a plan. The plan for Nelson County must fit exclusively Nelson County, not the region.	A strategy to address the need for a targeted housing study/plan has been added to the draft.
8	27-Oct	Community	Nellysford/ LU Plan	For Nellysford to have additional development especially such things as Hotels and lodging and apartment complexes, that will only increase the traffic on 151 not to mention very little sense of a village	The Land Use plan language has been edited to clarify intent and align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
9	27-Oct	Community	Nellysford/ LU Plan	With the community's concerns about unchecked housing development in Nellysford, it seems gratuitous for the County to remove references to Urban Development Area from the Comprehensive Plan when the County can unilaterally approve cluster housing development without any public input, pursuant to Nelson County Code, Appendix A, Section 21. The County needs to commit to obtain public buy-in to how the County proposes to manage development, including, without limitation, use of precise definitions of the land use types in the Comprehensive Plan.	Additional definitions and language to clarify the intent of the Plan have been included in the December 7 draft of the Comprehensive Plan. The next step in the Plan update process is to review the County's zoning ordinance to ensure the code supports the goals of the Plan.
10	27-Oct	Community	Nellysford/ LU Plan	On page 44, Nellysford, under Primary Land Use Types, please remove "duplexes, triplexes, fourplexes, apartments, live-work units, hotels & lodging." That is inconsistent with Nellysford and its character. This need not be included in the comprehensive plan for Nellysford and it is highly inflammatory for citizens, particularly in juxtaposition with maintaining rural character.	The Land Use plan language has been edited to clarify intent and align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
11	27-Oct	Community	Nellysford/ LU Plan	Page 44. Exclude Nellysford as a UDA designation. Mitigate future over development and prioritize reuse and modification of existing structures and properties. Protect rural landscape. Limit added traffic burden on Rt 151. Exclude duplexes, triplexes, fourplexes, apartments, live/work units, hotels/lodging. Primary land use type: agricultural, professional, senior living.	The Land Use plan language has been edited to clarify intent and align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
12	27-Oct	Community	Nellysford/ LU Plan	In creating the Citizens Revision, we analyzed every section and every sentence from the current page 44, Nellysford. This revision needs to be looked at an utilized for Nellysford. The entire list has been distributed in the past. Bike lanes are not needed in Nellysford nor future duplexes, triplexes, or large scale apartment development. They take away the rural character of Nellysford. Plus several low income families will become displaced if developers are allowed to build these type of buildings. Water and sewer are ever present issues already and more development will bring more traffic to Rt.151. Again Chapter 3, page 44 needs to be revised as citizens have been asking for months.	The Land Use plan language has been edited to clarify intent and align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community including affordable housing for all income levels.
13	27-Oct	Community	Nellysford/ LU Plan	Ernie Reed's proposed language for p. 44 to allow for "small scale" development in Nellysford is inadequate absent a definition for small scale. Leaving it undefined to allow for flexibility in the future is counter to having the plan reflect the desires of the community. It is actually insulting. If the County's direction changes that should be subject to an amendment to the Plan with appropriate opportunities for the community to weigh in. Please define small scale.	Additional definitions and language to clarify the intent of the Plan have been included in the December 7 draft of the Comprehensive Plan.
14	27-Oct	Community	Nellysford/ LU Plan	The proposed Executive Summary and p. 44 re: Nellysford, need to expressly acknowledge the significant public opposition to further development along 151 from Afton to Nellysford.	Chapter 1 of the Comprehensive Plan summarizes community input and clearly shows the Nellysford area and 151 corridor as areas for protection. The Land Use plan language has been edited to clarify this fact and to align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
15	27-Oct	Community	Nellysford/ LU Plan	The majority of survey respondents, who also represent a majority of the overall county population, do not want additional development in Nellysford. This should be clearly stated on p. 44 of the plan with the Core Concept, Primary Land Use Types, and Planning Guidelines sections for Nellysford reflecting this since future actions by the BOS must take these desires into account. If not expressly documented in the plan one can expect a free-for-all.	Chapter 1 of the Comprehensive Plan summarizes community input and clearly shows the Nellysford area and 151 corridor as areas for protection. The Land Use plan language has been edited to clarify this fact and to align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
16	27-Oct	Community	Route 151/ Transportation	Please ensure that the sense of urgency for and prioritization of vehicular safety improvement for Rte. 151 is very clear from reading the comprehensive plan, chapter 4 and the implementation plan. The fact that such sense of urgency and prioritization are not clear is very frustrating for citizens.	Safety improvements along 151 is a key strategy of the Transportation Chapter (page 54). Safety improvements and/or studies for the County's key vehicular routes comprise half of the identified priority transportation projects, with 4 specific to Route 151.
17	27-Oct	Community	Route 151/ Transportation	Contemplating bike lanes parallel to 151 or biking on widened shoulders with buffers from 151 traffic is irresponsible. Increased traffic that we have experienced from increased tourism, not to mention truck traffic, makes 151 a dangerous corridor and unfit for biking. I am a biking enthusiast.	
18	27-Oct	Community	Transportation	It is the County's responsibility to take the LEAD on pressing VDOT to implement changes to ensure safe travel along the County's roadways, especially Rte 6 and 151.	
19	27-Oct	Community	UDA	Please remove any/all occurrences of the term "Urban Development Area" from the comprehensive plan. That term is incendiary among citizens and need not be included in the plan, particularly at this time.	

Redlined Summary of Policy Changes to Text of Nelson 2042 Comprehensive Plan

Chapter	Page No.	Text from August 29, 2023 Public Open House Draft	Revised Text for December 20, 2023 Public Review Draft
3	109	<p>Land Cover</p> <p>Nelson County's land cover reflects its mountainous, rural qualities. Forested lands dominate the landscape, covering 76.4% of the County's terrain. Much of the County's forestland is part of state and federal forests and parks. The 422-acre Lesesne State Forest is located on the lower slopes of Three Ridges Mountain adjacent to the George Washington-Jefferson National Forest, which comprises a large section of Nelson County's northwestern area. Two U.S. wilderness areas lie in Nelson County's section of national forest: Three Ridges Wilderness (4,607 acres) and Priest Wilderness (5,994 acres). James River State Park and James River Wildlife Management Area are along the southern border of the County.</p>	<p>Land Cover</p> <p>Nelson County's land cover reflects its mountainous, rural qualities. Forested lands dominate the landscape, covering 76.4% of the County's terrain. Much of the County's forestland is part of state and federal forests and parks. The 422-acre Lesesne State Forest is located on the lower slopes of Three Ridges Mountain adjacent to the George Washington-Jefferson National Forest, which comprises a large section of Nelson County's northwestern area. Two U.S. wilderness areas lie in Nelson County's section of national forest: Three Ridges Wilderness (4,607 acres) and Priest Wilderness (5,994 acres). The James River Wildlife Management Area is located in Nelson County along the southern border of the County, and directly across the river in Buckingham County lies the James River State Park.</p>
3	44	<p>Nellysford is one of Nelson's largest Villages and the largest center along the 151 corridor. Serving as basecamp for many of the county's tourists, Nellysford has a high concentration of commercial and recreation development including grocery and supplies, restaurants and breweries, and a golf course. Limited private water and sewer service has supported the development of several large scale residential developments, some associated with Wintergreen Resort. Alternative transportation along and across 151 is a challenge and increased traffic volumes in recent years has compounded safety and connectivity issues. Nellysford has the potential for designation as an Urban Development Area (UDA) to support transportation improvements, though further study is needed to determine eligibility. Future investment and development of Nellysford should focus on creating a sense of place by focusing on increased connectivity and alternative modes of transportation, expanding uses and services, such as water and sewer, to both serve the community and grow the County tax base. The character of development should take cues from rural character of the County and encourage a mix of use types in a traditional Village development pattern.</p>	<p>Nellysford is one of Nelson's largest Villages and the largest center along the 151 corridor. While Nellysford is not a designated growth area in the County, it has served as basecamp for many of the county's tourists, which has created a concentration of commercial and recreation development including grocery and supplies, restaurants and breweries, and a golf course. Limited private water and sewer service has supported the development of several large scale residential developments, some associated with Wintergreen Resort. Alternative transportation along and across 151 is a challenge and increased traffic volumes in recent years has compounded safety and connectivity issues. Future investment and development of Nellysford should focus on creating a sense of place by focusing on increased connectivity and alternative modes of transportation, expanding uses and services, such as water and sewer, to both serve the community and grow the County tax base. The character of development should take cues from rural character of the County and encourage a mix of use types in a traditional Village development pattern.</p>
3	44	<p>Prioritize redevelopment, infill, and connectivity enhancement projects within Nellysford to protect the rural landscape, ensure more efficient and effective provision of community services, bolster economic development, and improve quality of life.</p>	<p>Prioritize protection of rural landscape and moderate small village residential and commercial development, restoration and connectivity, efficient and effective provision of community services, and improved quality of life.</p>
3	44	<p>Primary Land Use Types:</p> <ul style="list-style-type: none"> Single-family detached residential Single-family attached residential Accessory dwelling units Duplexes, triplexes, fourplexes Apartments Live-work units Hotels & Lodging Agritourism Businesses Commercial (Retail, shopping, dining) Professional & Offices Business & Employment Institutional uses Parks, recreation, and trails 	<p>Primary Land Use Types:</p> <ul style="list-style-type: none"> Conservation & preservation Single-family detached residential Single-family attached residential Small-scale duplexes, triplexes, fourplexes Small-scale apartments Community & senior services Agritourism Businesses Small-scale Commercial (Retail, shopping, dining) Professional & Offices Business & Employment Institutional uses Parks, recreation, and trails

Redlined Summary of Policy Changes to Text of Nelson 2042 Comprehensive Plan

Chapter	Page No.	Text from August 29, 2023 Public Open House Draft	Revised Text for December 20, 2023 Public Review Draft
3	36	The Primary Future Land Use Types identifies uses that help achieve the Land Use Element's Core Concept. Secondary or other uses not identified here may be appropriate. Along with the Planning Guidelines, the Primary Future Use Types are meant to guide development in accordance with the goals of this Plan. To that end, Supporting Strategies from the Plan are keyed to each Future Land Use Element. The Comprehensive Plan works as a unit to ensure the Vision for Nelson 2042 is met.	The Primary Future Land Use Types identifies uses that help achieve the Land Use Element's Core Concept. Secondary or other uses not identified here may be appropriate. Primary Future Land Use Types are defined in the Glossary of this document, but should not be confused with Use Types as defined within the County's Zoning Ordinance. Along with the Planning Guidelines, the Primary Future Use Types are meant to guide development in accordance with the goals of this Plan. To that end, Supporting Strategies from the Plan are keyed to each Future Land Use Element. The Comprehensive Plan works as a unit to ensure the Vision for Nelson 2042 is met.
4	77	Strategy 3: Target safety improvements at high-crash intersections and roadway corridors.	Work with VDOT to address priority traffic safety issues such as reduction of speed limits, safety improvements at high crash intersections, adequate turn lanes and reduced tractor-trailor "cut through" traffic.
4	73	This section lists priority transportation projects for the future of Nelson County. These projects have been identified by examining the County's existing and future transportation needs while taking into consideration community input and existing information from the plans and programs included in this Chapter. Table 4.1 provides a list of these transportation projects that Nelson County can undertake to better connect the community to important destinations and services within and outside the County. Where possible, cost estimates have been provided along with the source of the project.	This section lists priority transportation projects for the future of Nelson County. These projects have been identified by examining the County's existing and future transportation needs while taking into consideration community input and existing information from the plans and programs included in this Chapter. Vehicular and safety improvements along Routes 151, 6, and 29 are of particular concern and represent half of the identified priority projects. Table 4.1 provides a list of these transportation projects that Nelson County can undertake to better connect the community to important destinations and services within and outside the County. Where possible, cost estimates have been provided along with the source of the project.
4	73	Priority Project 6: Construct sidewalks and trails parallel to Route 151 to connect from Wintergreen to Afton and the Blue Ridge Tunnel Trailhead.	Priority Project 6: Construct separate pedestrian connections and trails parallel to Route 151 to connect from Wintergreen to Afton and the Blue Ridge Tunnel Trailhead.
4	74	Priority Project 11: Widen the shoulders along Route 151 and add bicycle lanes where applicable.	Priority Project 11: Widen the shoulders along Route 151 and add buffered, separate bicycle lanes where applicable.
5	91	Affordable Housing The lack of affordable housing options, especially for vulnerable populations, was identified as a major challenge facing the County. 42% of renters and 27% of homeowners are considered cost burdened. Maps 5.9 and 5.10 show the distribution of cost burdened households across the County. Cost-burdened households often face challenges to meet other basic needs such as food, transportation, and healthcare.	Affordable Housing The lack of affordable housing options, especially for vulnerable populations, was identified as a major challenge facing the County. 42% of renters and 27% of homeowners are considered cost burdened. Maps 5.9 and 5.10 show the distribution of cost burdened households across the County. Cost-burdened households often face challenges to meet other basic needs such as food, transportation, and healthcare. Any household paying more than 30% of household income on housing, including rent, mortgage, and the associated utilities and maintenance, are considered cost-burdened.
5	89	Short-Term Rentals A major factor contributing to the housing shortage is short-term rentals, which are a relatively new component of the housing market. The US Census bureau considers short-term rental units as vacant units for the sake of occupied housing status. Of the 3,821 vacant units of housing in the County, in 2020, 2,328 of them were considered for seasonal, recreational, or occasional use, which includes short-term rental units. The majority of Nelson's short-term rental housing stock is found in the vicinity of Wintergreen and Stoney Creek, according to a 2022 Wintergreen Property Owner's Association survey with a 40% response rate. Of 2,140 homeowners polled, 91% indicated that their property exclusively serves as a short-term rental. This brings the total number of short-term rentals in Wintergreen and Stoney Creek to 1,948 and leaves only 380 short-term rentals across the rest of the County.	Short-Term Rentals A major factor contributing to the housing shortage is short-term rentals, which are a relatively new component of the housing market. The US Census bureau considers short-term rental units as vacant units for the sake of occupied housing status. Of the 3,821 vacant units of housing in the County, in 2020, 2,328 of them were considered for seasonal, recreational, or occasional use, which includes short-term rental units. The majority of these units are found within the Wintergreen resort area and Stoney Creek which is primarily a seasonal or second home community. Of the 2,328 housing units considered for seasonal, recreational, or occasional use, it is estimated that about 2,000 of them are located within the Wintergreen resort area and according to a 2022 Wintergreen Property Owner's Association survey, with a 40% response rate, approximately 600 of those units are being used as short-term rentals. Without taking into consideration the Wintergreen resort, there are approximately 300 short-term rentals located throughout the rest of Nelson County.
7	136	Nelson County has been anchored by traditional agriculture for generations.	Nelson County has been anchored by traditional agriculture for generations and agricultural enterprises of all scales continue to play a key role in the local economy.

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Chapter	Page No.	Text from August 29, 2023 Public Open House Draft	Revised Text for December 20, 2023 Public Review Draft
7	154	Strategy 13: Support multiple revenue streams for farmers by reviewing and amending ordinances to better allow farmers to host complementary agritourism uses on agricultural properties.	Strategy 13: Support different types of agriculture and multiple revenue streams for farmers by reviewing and amending ordinances to better allow farmers to host complementary agritourism uses on agricultural properties.
8	164	Nelson County Service Authority provides the County's water and wastewater services. Four water treatment and wastewater treatment plants serve the County, located in Lovington, Schuyler, Wintergreen, and Gladstone. The Lovington facilities also provide water and sewer access for Lovington, Shipman, Colleen, and Piney River. While smaller than the other facilities, the Gladstone facility serves a significantly smaller number of customers.	Nelson County Service Authority (NCSA) provides the County's water and wastewater services. Six water treatment and four wastewater treatment plants serve the County, all of which are owned by the NCSA except for the Tye River Water Treatment Plant and the Piney River Consecutive System which are owned by Nelson County. The Wintergreen area is served by the largest water and wastewater treatment plants in the County. The Black Creek Water Treatment facility and the Nelson County Regional Sewer Treatment Plant provide water and sewer access for Lovington, Shipman, and Colleen. Schuyler is served by a water and wastewater treatment facility. Piney River gets some water service from the Piney River Consecutive System and some sewer access from the Nelson County Regional Sewer Treatment Plant. In addition, the Arrington area has some water access provided by the Tye River Water Treatment Plant and the Gladstone Water Treatment Plant serves a significantly smaller number of customers in the Gladstone area.
8	165	The plan recommends increasing the Black Creek reservoir yield with withdrawals from Tye River during high water events. The plan also identifies alternative reservoir sites for short-term and long-term storage capacity based on the Rockfish Valley/Wintergreen Resort Water Source and Capacity Study (2007) and notes that future interconnection with Amherst County may also be explored. The County should work proactively with the service authority to identify its preferred solution, undertake additional environmental and feasibility studies, pursue easement or property acquisition, and develop necessary infrastructure to protect the water supply. An updated water supply plan or local comprehensive water and sewer master plan is also advisable to address current and future needs.	The regional plan includes recommendations such as increasing the Black Creek reservoir yield with withdrawals from Tye River during high water events. The regional plan also identifies alternative reservoir sites for short-term and long-term storage capacity based on the Rockfish Valley/Wintergreen Resort Water Source and Capacity Study (2007) and notes that future interconnection with Amherst County may also be explored. In addition, the Rockfish Valley Corridor Water and Sewer Study was prepared in 2002 for the northern communities of the County such as Nellysford, Beech Grove, Avon, and Afton. This study recognizes the potential growth of the area which could prove problematic if homeowners were reliant upon private water and sewer systems. Instead, it provides a number of potential options to provide public water and sewer to these communities and should be referred to in the future to help address the needs of the Rockfish Valley. While these recommended strategies may be appropriate, it will be important for Nelson County to work proactively with the service authority to identify preferred solutions, undertake additional environmental and feasibility studies, pursue easement or property acquisition, and develop necessary infrastructure to protect the water supply. Moving forward, an updated water supply plan or local comprehensive water and sewer master plan will likely be necessary to address the current and future needs of the County.
4	68	While there are currently no designated UDAs in Nelson County, Lovington and Nellysford may qualify for designation. Nelson County should continue to monitor these areas and identify opportunities for UDAs in the future.	While there are currently no designated UDAs in Nelson County, Lovington and Nellysford may qualify for designation. This process is a community led effort that would involve extensive public engagement and amendments to this plan. This designation does not imply intense urban development, but rather responds to local needs and conditions. Any designations in Lovington and Nellysford would promote growth management through redevelopment and improved connectivity, and any new development should be supported through small-scale development practices that do not impact the rural village character.